

VEPOA BOARD MEETING

September 19, 2023

Attending Board members: Eric Camplin, Karen Jeffery, Phillip Pierce, Joseph Arthur, Mark Thompson, Mark Brown and David Horn. Erica Martin was not in attendance.

Community members: Patty Stanley, Bob St John, Marcia St John, Christine Didion, Tim Miller, Jack Vergutz, David Berger, Patricia Berger, Tommy Williams, Mary Ann Cortez, Bob McIvor, Marcie McIvor, Gavin Hager, Al Higgins and Russ Snow

Location: The meeting was held at the Regional Water Authority.

Meeting opened: 7:01 PM.

Approval of minutes

Minutes from the previous Board Meeting: Eric asked for a motion to approve minutes. Motion by Mark, Phil seconded; All approved.

President's Remarks

Summer went well. Thanks to all volunteers. Eric recommended a gift for Bob and Mona as they complete their time managing the pool.

Reports

Roads Committee – Bron Duncan

Estimate for entry repairs: \$5,686 to remove the entry apron and repave. Other options are being reviewed.

Recommend against corner cutting on roads. Need to raise shoulders to road level.

Suggestion: Wagon Wheel repaving (2" overlay) should be put off until major work on house remodeling. Decision to follow.

Requested time – Al Higgins

Al discussed a potential yard sale, with input from the community members. It was decided that the sale would occur on October 13th weekend at individual's homes. This can be an annual event.

Treasurers Report – Karen Jeffery

Reviewed the state of community finances. Outgoing payments up to date. There are six delinquencies by owners.

Motion to move \$120 for rental. Motion by Mark, second by Phil and unanimous vote to approve.

Karen recommended hiring a bookkeeping service to handle day-to-day efforts. Treasurer position should remain. Recommended local firm that handles other POAs in the area.

Motion to approve the report. Motion by Mark, second by Phil and unanimous vote to approve.

Automatic chlorinator discussed and deemed unwise.

Estimates for next year's expenses from all directors are needed NLT October 10th.

Vice President – Mark Brown

Looking into enforcement of violations of bylaws and covenants. Will look into this further in the fall. Should be reviewed by a committee.

Fines are allowed by the county.

Architectural Committee – Joseph Arthur

Reviewed plans on block 109 section 3: not approved. May pick another lot.

Approved plans for new house at the end of Indian Ridge.

The drainage easement adjacent to the pool is okayed by the Heltons (new site owners). Potential house sketch reviewed, and approach discussed. Final approval not sooner than 2025 budget cycle.

Pool Committee – Phil Pierce

Furniture was a mixed bag. Some chairs failed.

New caretakers (Jon and Andel Mattox) are approved.

Grounds Committee – Mark Thompson

Deferred to New Business.

Communications – Dave Horn

VEPOA email account passwords need to be managed by a “keeper” and backup. Recommend: Erica and another (maybe Secretary).

New Business:

Rentals –

Discussed handling complaints. Can be handled through the management company but may be better to contact the owners directly.

A short-term rental is any space rented for less than 30 days. Owners must register and renew annually. A full list of requirements is available from the county planning commission.

Insurance –

Gavin Hager reviewed insurance mandates and our coverage. The POA Act has standards which are higher than our current coverage, including employee mischief. Gavin suggested

we align with the act, even though we are exempt. This will require an additional payment of roughly \$500.

Social Committee –

Nothing planned so far, but a Christmas dinner at a restaurant is a possibility.

Community Questions –

David Berger asked to review the video recording taken of the pool. He also asked for authorization to place a marker in the pool area honoring his grandson. A suggestion was made by Mark Brown that the pool be designated the Ethan Berger Memorial Pool

Motion to approve the designation by Mark and seconded by Phil. All approved

Grounds – Mark Thompson

Mark has an active bid to install a railing on the staircase at the rear entrance to the pool for \$1,950.

By request of an adjoining HOA, bushes need to be trimmed along Hickory Cove Road

Bushes at the entrance also need trimming.

We need impact fees for large renovations. There is no option for that at this time.

Other options for renewing the entrance were discussed.

Next meeting

Scheduled for December 7, 2023.

It will be held at the Bedford Water Authority Building at 7pm.

Adjournment

Motion to adjourn the meeting at 8:50 PM. By Mark. Second by Phil. All agreed.