

# VEPOA BOARD MEETING

April 22, 2025

**Attending Board members:** Eric Camplin, Carl Bowser, Joseph Arthur, Mark Brown and David Horn. Erica Martin and Mark Thompson attended remotely. Joseph Arthur did not attend.

**Community members:** Attendance not taken

**Location:** The meeting was held at the Moneta Public Library.

**Meeting opened:** 7:04 PM.

## Approval of minutes

Note: Bob Richards in hospice. The family requested privacy. We all wish them well.

Minutes from the previous Board Meeting: Eric asked for a motion to approve minutes.

Motion by Mark Brown. Carl Bowser seconded; All approved.

## President's Remarks

ZiTel broke a water line to the pool. \$1,400 to repair to be paid by ZiTel's subcontractor.

Need to prepare for the annual meeting:

- 3 board openings: Mark Thompson and David Horn will run again. Additional candidates are needed.
- People interested in being on the board should consider being on a committee.
- Ballots need to go out by May 7<sup>th</sup>.
- If no other candidates, a person can be added by the board for a period of one year.
- Board member backups needed. David will backup Erica Martin. Mark Thompson to backup Joseph Arthur for now. Others suggested but still TBD.

Decisions needed on board candidacy as soon as possible.

## Reports and Old Business

### **Treasurers Report – Carl Bowser**

- Membership cards already out.
- Balances are excellent. CD renewals vary by availability: 3.5% currently.
- Awaiting information from the lawyer about taking action against a long time non-payor.
- Pool phone is still inactive.
- Unexpected pool; expenses: ~\$5,000
- \$203,000 in reserves
- No funds set aside for a new boat lot.

The motion was made to approve the Treasurers Budget by David Horn. Mar & Mark seconded. All approved.

### **Vice President – Chad Harmon on travel**

Recommended action: single household member on the board at any time.

List of fines and amount to be levied provided as the final draft attached. Actions and, later, fines mirror the Architectural Guidelines. Initial actions should be informal with follow-up by Board members. David recommended a single point of entry.

Final approval by the community at large at the annual meeting.

**Architectural Committee – Joseph Arthur**

- Georlick property: Preparing for tree removal and additional activities to follow.
- 105 Camelot: regraded by the contractor to prevent flooding in adjacent property and to be evaluated upon the next heavy rain event. Letter will be sent to the owner and contractor should water ponding occur on Village East Property seeking site improvements at owners expense. .

Pylons removed on the Wagon Wheel property, that are interfering with a new dock.

Also from Eric: Greenway rip rap is inadequate to maintain shoreline. Will be discussed further at the June meeting.

**Grounds Committee – Mark Thompson**

Trees were removal on VE right of way. Stinett took them down. Neighbors removed others.

Note: Trees falling are the responsibility of the homeowner if it is known to be bad. If unknown, the responsibility falls to owner(s) of the property affected

Letters recommended for all property owners with known tree issues.

Trees on the right-of-way are the responsibility of VEPOA. Budgeting to follow.

**Pool Committee – Bob Richards (Resigned)**

Mark Barilaro will be assigned as head of the pool committee.

Pool will be opened by Mark.

Lavatories have plumbing issues to be addressed by a plumber to be hired.

Need to revisit locks for pool access. Still TBD.

**Roads Committee – Mark Brown**

Mark will paint speed bumps using a roller.

Crack repair is recommended but highly time consuming.

**Communications – Erica Martin**

Email is updated. If it's still an issue, there is a sign-up link on the website for those not getting emails currently.

Chad will work with Erica to identify a new mail system.

Erica

Note: Erica will be MIA for most of April and May.

Committee assignments are on the website under Documents and VEPOA Board

**New Business**

Need electronic file storage for all documents.  
April 26<sup>th</sup> is cleanup day.

Can we have a bulletin board? It's TBD and needs a lot of discussion.

Recommendation: Eliminate all Bradford Pear trees from the neighborhood. Mark will investigate options for replacements.

### **Next meeting**

Scheduled for June 7<sup>th</sup>, 2025.

It will be held at 12pm at the VE Pool House.

### **Adjournment**

Motion to adjourn the meeting at 8:25 PM. by Mark Thompson. Second by David Horn All agreed.