

VEPOA BOARD MEETING

April 25, 2024

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

Community members: Attendance not taken

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

Meeting opened: 7:04 PM.

Approval of minutes

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

Motion by David Horn. Erica Martin seconded; All approved.

President's Remarks

Next meeting is the annual membership meeting at the Pool Clubhouse. Speaker and microphone were suggested. Bad weather backup at the Regional Water Authority building.

Need a social committee.

Three board openings: Eric Camplin, Bron Duncan and Karen Jeffery terms expiring. Eric will run again. Along with 2 others. Write-ups will be submitted and Erica will distribute. One additional name needed, and options to nominate for one year if no other options available.

Reports

Treasurers Report – Karen Jeffery

Request for authorization of trailer escrow transfer to the reserve fund.

Motion by David Horn. Erica Martin seconded; All approved.

Interest accruing quickly on the newly opened CD accounts.

Membership cards have been distributed to all fully paid members.

CPA identified to handle Treasurer's accounting duties using QuickBooks. Treasurer will continue to handle checks received or outgoing. Additional CP duties will also include filing 1099s and taxes for the association.

We have 178 VEPOA properties, two houses are delinquent. 2 VN legacy properties are full members of VE; 3 are associate members.

Request for \$500/month authorization against a quote \$325/month. Also noted was a likely need for an increase in the annual membership dues. Discussion of both topics to be addressed at a later date.

The motion was made to approve the Treasurers report

Motion by Erica Martin. David Horn seconded; All approved.

All info will be posted on the VE website

Vice President – Mark Brown

No report.

A more detailed compliance policy proposed and discussed at length. Further discussion will be continued by email with a consensus proposal to be finalized later. The issue will be addressed further at the annual meeting.

Roads Committee – Bron Duncan

No report.

Architectural Committee – Joseph Arthur

Approved a house and property modification on Littel Creek. Disapproved a private entrance to the neighborhood.

Grounds Committee – Mark Thompson

At the community dock, the new floater is installed and awaiting inspection.

Entrance was discussed. The separator is underway. Lights are repaired and bushes trimmed. Gravel curbs will require ongoing maintenance.

Pool Committee – Phil Pierce and Eric Camplin

New pool lanyards ordered and delivered.

Chemicals will be needed, but current supplies already held in storage are adequate for now. Future source TBD.

Communications – Erica Martin

People are using the VE website a source for contacting the board.

Old Business:

Front entry –

Will be complete by the end of May. Perpetrator of the original damage still unknown.

Rental Update –

Angel Mattox verified that the county will enforce their rules.

The community can make rules that are more restrictive but not less.

Compliance is typically managed by the rental agent.

Social Committee –

May be better to keep it decentralized, with interested parties organizing smaller events or groups.

Having no volunteers for the larger committee has limited the functionality.

Old Business:

Board Elections –

Teller position and committee seems ready to go. Only two possible candidates so far.

If a shortage still exists post-annual meeting, open slots will be filled with one-year assignments.

Open Discussion

Question was raised about the authority available to police the neighborhood.

Eric thanked the board and committee members for volunteering.

Eric personally thanked Bob and Mona Richards for all their hard work on the pool.

Next meeting

Scheduled for Saturday, June 8, 2024.

It will be held at 1pm at the Community Clubhouse or the Bedford Water Authority Building in the event of rain.

Real estate prices are good, due in part to rentals.

May 10th is the final date to add nominations to the board.

Adjournment

Motion to adjourn the meeting at 8:37 PM. By David. Second by Erica. All agreed.