

VEPOA MEMBERSHIP MEETING

June 8, 2024

Attending Board members: Eric Camplin, Joseph Arthur, Karen Jeffery, Bob Richards, David Horn, Erica Martin and Mark Thompson. Mark Brown and Bron Duncan were absent.

Also Attending: Many Association Members (no roll was taken)

Location: The meeting was held at the VEPOA Community Pool house.

Meeting opened: 1:03PM - Called to Order by President Eric Camplin

Opening Remarks by Eric:

This election process will be more front loaded to expedite the results.

Motion to approve the minutes of the previous annual meeting:

Motion by Bob St John. 2nd by Chris Mandelaris. All approved.

Welcome to new neighbors by Jennifer Thompson and Marsha St John

Brian and Heather Brooks, 102 Coronado Lane

Bill and Ann Butler, 232 Little Creek Road

Danial Gore, 104 Camelot Drive

Elaine Lawson, 1001 Indian Ridge Drive

Brandon and April Moore, 103 Wagon Wheel Trail

Rick and Tabatha Robinson, 302 Indian Ridge Drive

Billy and Jean Wagner, 109 Ridgeway Court

George and Mary Colby, 1106 Indian Ridge Drive

Good year overall. Fees are low due to volunteerism – including the front entry.

Recognizing the volunteers:

Mark Thompson for many things, including the entry, pool stair upgrade and work at the community dock.

Bob Richards: one year appointment as Pool Committee chair

Real Estate values are solid and most are for personal use. Eric reviewed the Bedford County rental rules.

Use the website and add yourself to the contact list for community updates and important information. Kathy Orth will be adding newsletters in the future.

Election Process:

Eric reviewed the bona fides of the four candidates prior to in-person voting. Eric explained the board requirements in detail. There are no restrictions on who can run and serve. Attendees not already signed-in were requested to do so.

In-person voting followed – results to follow

Reports from Committees and Officers:

1. Karen Jeffery, Treasurer –

Reviewed her time on the board. Indicated that the association is in good financial condition, even though unexpected expenses occurred. Reserves moved to CDs, with good returns.

See the report documents appended to these minutes.

2. Eric for Mark Brown, Vice President –

Eric discussed the potential of fines for property issues to be defined by the board and approved by the membership. Discussion of how and what to include in rules. General agreement that rules and offenses must be in writing and readily available to all. Final decisions still TBD.

3. Bob Richards, Pool Chair –

Bob discussed the pool closure and how it was resolved. A leak was resolved once it was discovered. Cloudy water was addressed by replacing spider filters.

Thanks to volunteers who helped with pool opening. Thanks also to our new maintenance team and Marsha for the flower garden.

Pool users should manage pool umbrellas, since a recent storm destroyed one and threatened others.

Bob recommended moving the stored gravel in the parking lot to improve parking for golf carts.

Beachwood Shores is moving to saltwater. We will wait and evaluate.

4. Mark Thompson, Grounds Chair –

Work complete:

- Handrail installed at the concrete steps.
- The median removed and repaved
- Hollies cut back at the entry
- Entry light repaired and working
- New floating dock installed and working, with some minor follow-up to come.

Future work:

- Plantings at the entryway
- Fence posts need replacement
- Tree trimming as needed in the fall.

5. Joseph Arthur, Architecture Chair –

New home approved on Camelot. Entrance to the neighborhood from Quiet Cove was denied. No unresolved issues to report.

6. Erica Martin, Communications Chair –

The new website is up and running and getting populated.

Need to get a full list of email accounts to allow a switch from paper to email. Survey form is on the website. Better email system under review. If you are unsubscribed for some reason, use the website to resubscribe

7. Kathy Orth, Newsletter Editor –

Made a plea for material to publish. Quarterly editions are still in the plans. Contact Kathy with any info, especially on new neighbors – include pictures

Election Results:

Carl Bowser 69 votes

Eric Camplin 67 votes

Chad Harmon 63 votes

Patricia Points 16 votes

Assignments will be made at the board meeting to follow

Motion to Adjourn:

Motion by Chris, second by Erica. All in favor

Addendum A – Finance Report

June 8, 2024
Annual Member Meeting

VEPOA Financial Summary

2023 Year in Review

- \$62,500 Operating & Maintenance Budget – Finished 4% over budgeted income; 8% over budgeted expenses
- \$25,500 Funds transferred to Reserve Account for Capital Improvements
- \$4,000 Transferred to Road Escrow / \$3,060 transferred to storage lot escrow
- \$8,125 Capital Improvements Funding Spent (only 30% of budget spent)
 - Repairs to Little Creek and Woodley Roads
 - Survey to continue Dock Upgrade
- 2024 Financials
- \$61,550 Operating and Maintenance Budget (see Pie Chart on back)
- \$20,000 Budget for Reserve Account for Capital Improvements
- \$ 9,490 Unbudgeted/ Contingency Funds
- \$84,700 Capital Improvements
 - Pool Cover & Sand Filters (\$11,000)
 - Pave Wagon Wheel (\$48,000) **completed**
 - Complete Dock Improvements (\$20,000) **completed**
 - Repair/Repave Entrance (\$5,700) **completed**
 - Surveys for Future Culvert Work (\$1,000)

- Account Balances

	End of 2023	Current (6/1/2024)
Checking	\$ 13,675	\$ 44,181
Reserve	\$ 169,230	\$ 113,262
Savings/CD	\$ 33,190	\$ 50,574
Debit Card	\$ 482	\$ 500
Totals:	\$ 216,577	\$ 208,517

Comments

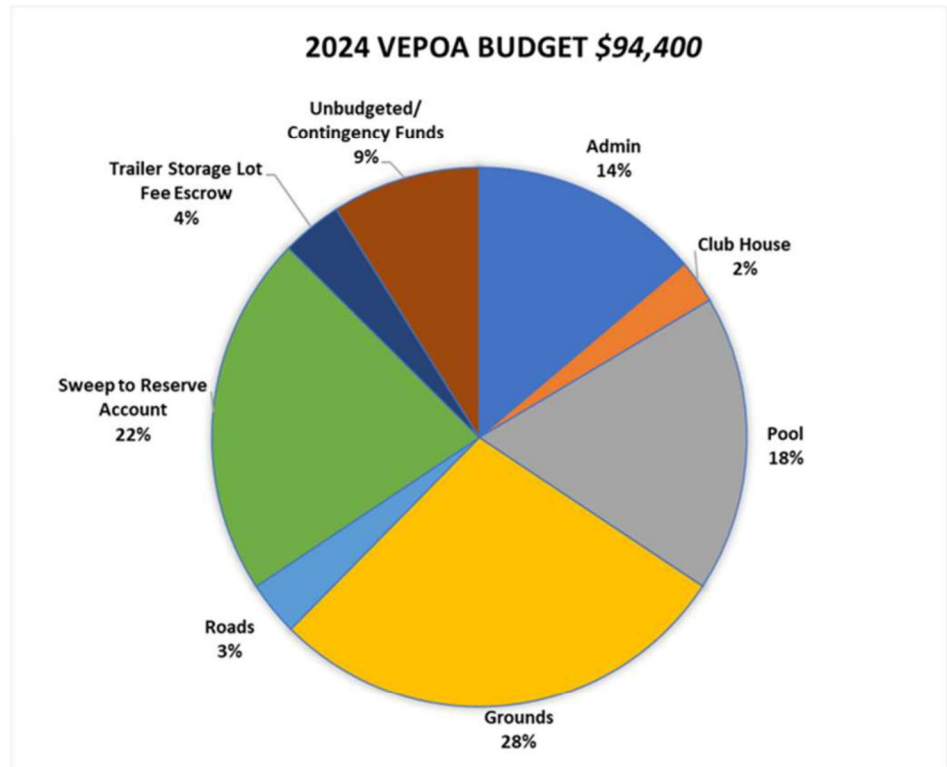
- Strong Financial Position – conservative approach to financial management
 - ✓ Contingency funds (10% of annual operating budget) planned for unanticipated expenses/ income shortfall

- Budget \$20,000 each year to Reserve Account for capital improvements
 - \$10,000/year escrowed for road maintenance
- ✓ · Remaining end-of-year O&M funds transferred to Reserve Account
- Active community volunteer involvement is the key to continued cost savings

2024 VEPOA Approved Operating & Maintenance Budget

Village East Reserve Analysis (6.08.2024)

2024 Budget	
Budget Income	\$ 94,400
Budget Expenses	
Admin	\$ 13,100
Club House	\$ 2,450
Pool	\$ 16,500
Grounds	\$ 26,500
Roads	\$ 3,000
Total Expenses	\$ 61,550
Budget Income	\$ 94,400
Budget Expenses	\$ 61,550
Net Income	\$ 32,850
Sweep to Reserve Account	\$ 20,000
Sweep to Road Escrow	\$ -
Sweep to Boat Storage Lot Escrow	\$ 3,360
Unbudgeted/ Contingency Funds	\$ 9,490



BOARD APPROVED 12.07.2023