

VEPOA BOARD MEETING

March 13, 2025

Attending Board members: Eric Camplin, Joseph Arthur, David Horn, Bob Richards and Erica Martin. Carl Bowser and Chad Harmon attended remotely.

Community members: Attendance not taken

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

Meeting opened: 7:03 PM.

Approval of minutes

Note: We will try to follow Roberts Rules of order to limit meeting time.

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

Motion by Mark Thompson. Bob Richards seconded; All approved.

President's Remarks

Eric discussed the completion of the Zitel Network as June. Pricing will be lower internet than Xfinity, but no TV (can be purchased separately). Internet speed should be higher Zitel.

Erica noted that the Zitel provided routers should be avoided for best performance.

Boxes must not interfere with driveways and other property owner needs.

Decisions needed on board candidacy as soon as possible, but certainly before the next meeting on April 22 or 23 to be determined later.

Reports and Old Business

Treasurers Report – Carl Bowser

- QuickBooks needed for review pf work by the accountant.
- Balances are excellent (see the villageeast.org website for details). Details discussed and included in the attached document
- CDs mature this month and Carl will look into new CDs. Rollovers will be included in long-term reserves
- Adding planned boat storage was removed and must be reinstated.
- Estimate for this year: \$17,500 rollover to contingency based on estimates and past practice
- Rollover estimate for 2025: \$10,000. Road impact will be higher in 2025, and funds will be distributed from reserves
- Recommended upgraded pool furniture should be capital expense rather than using operating funds
- 28 properties in arrears. Is this typical. Karen Jeffreys will be asked.
- One is in arrears for 10 years. Will contact the attorney about possible resolution. May require sale of the property to resolve. Carl requested support from the board. Final decision in April.

A motion was made to contact lawyers and pursue by David Horn. Second by Mark Thompson. All approved.

A motion was made to transfer \$37,500 and pursue by Mark Thompson. Second by Erica Martin. All approved.

- Carl asked for guidance on the contact list he holds. Erica recommended that it be reserved for VEPOA business only.

The motion was made to approve the Treasurers Budget by David Horn. Bob Richards seconded. All approved.

Vice President – Chad Harmon

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

Looking at 2 houses and a garage for construction. None approved at this time.

One house under construction has created issues with the neighbors. Needs a drainage inlet to remove standing water. May drain through the greenway. Final disposition still under review.

From Eric: one house has 5 pylons, on a Wagon Wheel property, that are interfering with a new dock. Homeowner contests that they were installed by VEPOA. Who put them in and when is not able to be established.

Motion to pay 50% of \$1,500 removal cost by Mark Thompson. Second by Bob Richards. All in favor. VEPOA reserves the right to retain the old pylons.

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

Grounds Committee – Mark Thompson

Trees were removal on VE right of way. Spinett will took them down to \$3,000

Pool Committee – Bob Richards

Required a second set of keys and a curtain rod in the women's dressing room.

Got good furniture on closeout at Moneta Farm Store. Non-slip coating on the pool deck came in under budget. Together they were under budget.

Pool work will occupy the entire month of April.

Pool phone disconnected in the off season.

Roads Committee – Mark Brown

Speed bumps need to be re-marked with new poles and reflectors. No action taken.

Communications – Erica Martin

Email is still an issue. There is a sign-up link on the website for those not getting emails currently.

The VE directory is available on request.

Erica will be MIA for most of April and May.

New Business

QuickBooks best resource for new members. GIS system is slow on updates and tedious to use. Use of data for non-official business is by approval only.

Still reviewing the email system options. Some are powerful but expensive. Need to add document control via a network drive to make handoffs easier for new board members.

Mary has culled 14 deer but has not been paid to date.

New member: William Meddel attended alone.

To be voted in June: Board eligibility to be restricted to one person per household, regardless of number of properties owned.

Motion to submit for approval as written by David Horn. Seconded by Mark Thompson. All approved.

Remote meetings and voting are not restrained by our bylaws. Chad will review on his next visit. A paid Zoom account owned by VEPOA is preferable but not mandatory.

Saturday April 26th will be the annual cleanup. Meet at the front gate at 9AM.

Next meeting

Scheduled for April 22, 2025.

It will be held at 7pm at the Bedford County Public Library.

Adjournment

Motion to adjourn the meeting at 9:18 PM. By Erica Martin. Second by Mark Thompson. All agreed.

VEPOA Board Meeting

3/13/2025

Treasurer's Report

1. New computer up and running well
2. Akershoek CPA firm – transition is running well, back-ups periodically to keep both their and our computers synchronized
3. QuickBooks needed to have our own subscription as in the past in order to access and generate our own reports.
4. Pool phone is suspended until April 1st when it should come back online.

Current account balances as of 3/8/2025

Checking:\$ 80,873.73

Reserve: \$ 113,630.28

CD: \$ 52,170.06 (\$2170 total return since investment in March 2024)

Debit: \$ 500.00

Total \$247,299.39

The CD matures on March 20th with a full value at that time of \$52,562.93. I recommend it be allowed to renew automatically even though we can't expect the same rates that we enjoyed last year. I will call on the 20th and see if there are any better rates available.

New CIP (Capital Improvements Plan) amended to allow for actual funds available

- Added \$59,390 which is the amount represented by the CD account plus an adjustment to match actual funds in the reserve savings account. Future interest from the CD account will be added yearly in the last column to keep the CIP in line.
- Checking account balance on January 1st was \$17,654.99. Asking for board approval to transfer \$17,500 along with the usual \$20,000 sweep from checking to Reserve. \$4000 will be allocated to the road escrow (2024 road impact fees) along with the usual \$10,000
- \$3240 will be allocated to the trailer lot escrow (27 spaces at \$120 each). As of now, one lot is not paid for.
- Discussion at the December meeting referred to the funds needed for acquiring a new lot and spreading gravel. This will need to be entered for 2026.

1:48 PM
03/08/25
Cash Basis

Village East Property Owners Association
Profit & Loss
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Dues	
Annual Dues	88,174.17
Late Fees	472.07
Total Dues	88,646.24
Fees	
Real Estate Packets	700.00
Road Impact Fees	4,000.00
Fees - Other	4,380.00
Total Fees	9,080.00
Interest	
CD Savings	1,965.05
Reserve Money Market	727.76
Operating Fund Savings	13.32
Reserve Fund Savings	14.33
Total Interest	2,720.46
Total Income	100,446.70
Gross Profit	100,446.70
Expense	
VOID	0.00
Administrative	
Bad Debt Expense	450.50
Legal Services	2,967.22
Administrative - Other	1,852.93
Website	221.22
Telephone	671.91
Utility	3,399.28
Postage & Shipping	555.13
Office Supplies	601.14
Licenses & Fees	80.00
Bank Service Charges	48.75
Insurance	3,628.27
Taxes	35.69
Total Administrative	14,512.04
Club House	
Repair & Maintenance	1,206.25
Supplies	89.42
Total Club House	1,295.67
Pool	
Caretakers / Ins.	12,677.90
Open & Close Pool Fee	1,310.00
Repair	403.00
Supplies & Chemicals	3,796.05
Pool - Other	-50.00
Total Pool	18,136.95
Grounds	
Grounds - Other	4,120.54
Landscape Repair & Maint.	23,192.69
Dock/Fence/Boat Storage R & M	12,995.24
Total Grounds	40,308.47
Roads	
Repair	143.19
Other	11,000.00
Resurfacing & Patching	48,000.00
Total Roads	59,143.19
Total Expense	133,396.32
Net Ordinary Income	-32,949.62
Net Income	-32,949.62

[illegible]

Year	Potential Projects - Capital Improvements	Anticipated Amount	Reserve Funds	Budgeted (March)	Unspent Funds (March)	Available Reserve Funds	Planned Funding	Planned Escrow Amount	Capital Improvement Funds Balance, Does NOT Include Road or Trailer lot Improvements	(Year End)	Road Escrow Balance, Available for Road Improvements	(Year End)	Trailer Lot Escrow Balance, Available for Trailer lot Procurement and Improvements	(Replace with Actuals at year end)	Annual Adjustment for Inverse, 2025 only, adjustment for adding CD unit to Available Funds and actual MM funds)
	(Based on expected need during budget year. Project need/ budget year/ cost could shift based on annual evaluation)		(Year Start)				(Replace with Actuals when completed)	(Replace with Actuals at end of year)							
2019	Multi-Purpose Court	\$ 22,000	\$ 85,200	\$ 20,000	\$ 13,500	\$ 118,700	\$ 21,404	\$ 10,000	\$ 87,296	\$ 10,000	\$ -				
	Road Escrow	\$ 10,000													
2020	Clubhouse/Pumphouse Roofing + Gutters	\$ 9,204	\$ 97,296	\$ 20,000	\$ 20,000	\$ 137,296	\$ 9,850	\$ 7,230	\$ 80,326	\$ 20,000	\$ -				
	Clubhouse Renovation	\$ 6,950					\$ 7,230								
	Pool Decking	\$ 17,500					\$ 19,890	\$ 10,000							
	Road Escrow	\$ 10,000													
2021	Boat Ramp/Parking Paving	\$ 25,000	\$ 100,326	\$ 20,000	\$ 15,000	\$ 135,326	\$ 24,997	\$ 17,694	\$ 62,635	\$ 30,000	\$ -				
	Boat Ramp Access Gate and Electrical	\$ 15,000					\$ 17,694	\$ 10,000							
	Road Escrow	\$ 10,000													
2022	Extensive Road Repairs (postponed)	\$ 5,000	\$ 92,635	\$ 20,000	\$ 20,000	\$ 132,635	\$ -	\$ 1,000	\$ 76,955	\$ 52,000	\$ 2,680				
	Dock Improvements (DEPOS11)	\$ 5,000					\$ 1,000	\$ 22,000							
	Road Escrow*	\$ 22,000						\$ 2,680							
	Trailer Lot Escrow	\$ 3,240													
2023	Dock Improvements (updated estimate)	\$ 20,000	\$ 131,635	\$ 20,000	\$ 5,500	\$ 157,135	\$ 635	\$ 7,500	\$ 84,770	\$ 58,500	\$ 5,740				
	Woodyly & Little Creek Road Repairs	\$ 7,500					\$ 7,500	\$ 14,000							
	Road Escrow*	\$ 14,000						\$ 3,060							
	Trailer Lot Escrow	\$ 3,240													
2024	Custom Pool Cover/Sand Filters (not being done)	\$ 11,000	\$ 149,010	\$ 20,000	\$ 13,000	\$ 182,010	\$ -	\$ 59,000	\$ 83,787	\$ 13,500	\$ 8,980	\$ 59,990			
	Paving Wagon Wheel	\$ 48,000					\$ 59,000	\$ 12,686							
	Dock Improvements (postponed from 2023)	\$ 20,000					\$ 12,686	\$ 4,057							
	Repair/Repose Entrance	\$ 5,700					\$ 4,057								
	Surveys for Future Culvert Work (2025)	\$ 1,000					\$ -	\$ 14,000							
	Road Escrow*	\$ 14,000						\$ 3,240							
	Trailer Lot Escrow	\$ 3,240													
2025	Culvert Work (Little Creek) # 1	\$ 16,500	\$ 165,657	\$ 20,000	\$ 9,000	\$ 194,657	\$ 17,000	\$ 40,000	\$ 101,997	\$ 23,500	\$ 12,220				
	Culvert Work (Little Creek) # 2	\$ 39,500					\$ 40,000								
	Road Escrow*	\$ 10,000					\$ 10,000	\$ 3,240							
	Trailer lot Escrow	\$ 3,240					\$ 3,240								
2026	Additional Boat Storage		\$ 137,657	\$ 20,000	\$ -	\$ 157,657			\$ 108,697	\$ 33,500	\$ 15,460				
	Road Escrow*	\$ 10,000					\$ 10,000	\$ 3,240							
	Trailer lot Escrow	\$ 3,240					\$ 3,240								
2027			\$ 157,657	\$ 20,000	\$ -	\$ 177,657			\$ 115,457	\$ 43,500	\$ 18,700				
	Road Escrow*	\$ 10,000					\$ 10,000	\$ 3,240							
	Trailer lot Escrow	\$ 3,240					\$ 3,240								
2028			\$ 177,657	\$ 20,000	\$ -	\$ 197,657			\$ 122,217	\$ 53,500	\$ 21,940				
	Road Escrow	\$ 10,000					\$ 10,000	\$ 3,240							
	Trailer lot Escrow	\$ 3,240					\$ 3,240								
2029			\$ 197,657	\$ 20,000	\$ -	\$ 217,657			\$ 128,977	\$ 63,500	\$ 25,180				
	Road Escrow	\$ 10,000					\$ 10,000	\$ 3,240							
	Trailer lot Escrow	\$ 3,240					\$ 3,240								
Order for Paving: Remainder of Indian Ridge (\$38,635), Ridgeway (\$24,000)	Overlook and 5th Dome (\$30,000), Woodyley (\$15,000), Carmelit and Bacova (\$59,000)														

Village East Property Owners Association
Proposed Bylaw Amendment: Board Member Eligibility

Purpose

The purpose of this amendment is to promote diversity of representation on the Village East Property Owners Association (POA) Board and prevent potential conflicts of interest by limiting board membership to one person per household, regardless of additional property ownership within the community.

Rationale

This bylaw amendment aims to:

- Ensure a broader representation of community interests on the board.
- Mitigate potential conflicts of interest arising from multiple board members sharing a household.
- Remain in line with the bylaw definition of "membership"; that being that a property has one and only one membership in regards to voting.
- Encourage participation from a wider range of community members.
- Promote fairness and diversity in the board's composition and decision-making processes.
- Address potential imbalances that could arise from multiple property ownership within the community.

Proposed Bylaw: Board Member Eligibility

Article IV. *The following provisions are to be added to this article:*

13. Household Limitation: No more than one (1) person from the same household may serve on the Village East POA Board at any given time.

14. Definition of Household: For the purposes of this bylaw, a "household" is defined as individuals residing at the same physical address, regardless of whether they own additional lots or properties within the Village East community.

15. Multiple Property Ownership: Ownership of multiple lots or properties within the Village East community shall not exempt individuals from the household limitation. The restriction is based on shared residence, not property ownership.

16. Candidacy Restrictions: In the event that more than one person from the same household seeks to run for a board position, only one may be a candidate in any given election cycle. This applies even if the individuals own separate properties within the community.

17. Implementation:

a. If two members of the same household are elected to the board simultaneously, the candidate with the higher number of votes will be seated, and the next highest vote-getter not from that household will fill the other position.

b. If a board member's household status changes during their term (e.g., through marriage or cohabitation with another board member), one must resign within 30 days. The board may appoint a replacement to serve the remainder of the resigned member's term.

18. Exception: The foregoing bylaw provisions do not apply to temporary living arrangements of less than 90 days.

19. Disclosure Responsibility: Candidates and board members are required to disclose:

a. Their primary residence address within the community.

b. Any change in household status that may affect their eligibility under this bylaw within 14 days of such change.

c. All properties owned within the Village East community.