

VEPOA BOARD MEETING

June 24, 2025

Attending Board members: Eric Camplin, Joseph Arthur, David Horn, Mark Brown and Mark Thompson. Chad Harmon and Carl Bowser attended by Zoom.

Community members: Attendance not taken

Location: The meeting was held at the Moneta Library.

Meeting opened: 7:03 PM.

Approval of minutes

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

Motion by Mark Thompson. Joseph Arthur seconded; All approved.

President's Remarks

Discussion about adding another member. Motion to accept Kim Hill as a member at large for one year

Motion to accept Kim Hill at large by David Horn, Second by Mark Thompson. Mark Brown voted no; all others voted yes.

No other changes made.

Assignments to board positions as follows:

Eric Camplin – President

David Horn – Secretary

Joseph Arthur – Architectural Committee

Open – Pool Committee (Position to be filled at a later date)

Erica Martin – Communications Committee

Chad Harmon – Vice President

Mark Thompson – Grounds

Mark Brown – Roads

Carl Bowser – Treasurer

Kim Hill – At Large

Reports and Old Business

Vice President – Chad Harmon

Fines and amount to be levied must be tied to the Architectural Guidelines. Discussion followed.

- Mark Brown: List of offenses should be predetermined before a request for approval by the community
- Eric: Letters from the board should be sent if issues or potential issues are identified. Letters should be tied to existing rules (e.g. Architectural Guide and Renter Rules)
- David: Many offenses or potential offenses are not covered (e.g. Construction equipment parked for extended periods).
- Mark Brown: Lack of due process is one reason the previous votes failed. Notification of fines needs to be formal and in writing, with an option to challenge any fines.

- David: Volunteer basis of the board becomes a problem due to lack of bandwidth if the board will be required to meet and adjudicate every challenge.
- Eric: The decision to put this to a vote of the community and requiring a 2/3 majority was made by the board but is not required by any existing governing documents.
- All: Process needs to be documented but not embedded in our bylaws and readily available. No final plan emerged. More feedback from the no-votes needs to be obtained.

Architectural Committee – Joseph Arthur

Standing water is located in our greenway due to poor site preparation by the builder of the house adjacent to it. Also effected is the Patty Stanley property behind her Indian Ridge home. How to manage this will be discussed at a follow-on meeting (see Addendum 2).

Roads Committee – Mark Brown

No report

Grounds Committee – Mark Thompson

No report

Pool Committee – Open

No report

Communications – Erica Martin

No report

Social Committee –

No report

New Business

Speed Bumps –

An added speed bump was requested by Rick Scarton near the three mailboxes on his property. Informal response from the community is speed bumps are a no-go. The current installed bumps were reviewed and discussed. A decision will be made in the future (see Addendum 1)

Mark Brown to get quotes for three speed bumps.

Arthur will get more info on current bumps.

Next meeting

Scheduled for a date in September TBD at the Moneta Library.

Adjournment

Motion to adjourn the meeting at 8:21 PM. By Mark Thompson. Second by David. All agreed.

Addenda

Addendum 1

Post meeting discussion and vote on the issue of speed bumps:

YES votes were:

Erica Martin
Chad Harmon
Mark Thompson
Kim Hill
Mark Brown

NO votes were:

Dave Horn
Carl Bowser
Joseph Arthur

Eric spoke with Mark Brown and he will be confirming estimates in the next few days and then I feel he, Mark Thompson and Rick Scarton should meet with the contractor to verify positioning before commencing work.

Also, should the firm estimate come back significantly higher than the \$400 - \$500 we have currently, we will have to reconsider.

Addendum 2

VEPOA Board Meeting (Zoom) – July 28, 2025 7:30pm

Present: Eric Camplin, Chad Harmon, Eric Martin, Mark Thompson, Joseph Arthur, Carl Bowser, Kim Hill

Not Present: Dave Horn, Mark Brown

This meeting was called for 2 main purposes:

- 1) Decide on whether or not to purchase a replacement microwave for the clubhouse.
- 2) Discuss ponding water on greenspace next to Lot 26 on Camelot after builder completed a new home.

Prior to discuss the two items Eric reported that Mark Thompson had Stinette Brothers clean up several trees in the subdivision.

1) Microwave: after a short discussion, a motion was made by Carl Bowser to purchase the microwave, seconded by Eric Camplin. Motion carried.

2) Joseph explained to the group what the situation on the greenspace entailed. There is significant ponding due to excavation and building process that has already been completed. A letter was written by Joseph, reviewed by Steve Moriarty (our attorney) and sent to the builder.

Builder offered two solutions:

- a. Putting a drain and drain pipe leading to the rear of the property and emptying into the ravine there. For this solution he would require us to pay for materials only. Joseph said that could be up to \$8000.
- b. Putting in a swale that would allow water to drain to the same – back of the property. This labor would be done at no cost to VE.

The majority of the attendees thought that the swale was best for VE. Since no funds would be spent on this, no vote was taken. Joseph will relay this decision to the builder.

Follow up - Drainage on Lot 26

Site contractor/realtor Cameron Jordan intends to return to the greenway property and complete the swale by months end.