

VEPOA BOARD MEETING

September 24, 2026

Attending Board members: Eric Camplin, Mark Thompson, Joseph Arthur, Erica Martin, Chad Harmon, Kim Hill and Carl Bowser attended in person or by Zoom. David Horn and Billy Wagner were away.

Community members: No attendance taken

Location: The meeting was held at the Trinity Ecumenical church.

Meeting opened: 7:02 PM.

Approval of minutes

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

Motion by Mark Thompson. Kim Hill seconded; All approved.

Presidents opening comments

Thanks to the pool committee for a year of hard work
Thanks to the Social committee. More to follow below
Preparation for budgetary inputs. Kim Hill and Mark Thompson have the most to prepare.

Board Reports

Treasurers Report: Carl Bowser

Initial reserves of \$220,000
Three main draws in support of the pool: \$67,500 total
Subscription to QuickBooks has not been renewed to date. Now using the CPAs subscription for a savings of \$1,150 annually
Updating dues options to be discussed later
Pool phone will be active only during the season. Actual use of the phone is unknown. Operational status is also in question
Pool monthly maintenance is currently \$11,000 annually. Now reduced to \$2,000 via volunteer efforts
Vote will be required on dues increase.

Approval of the Treasurer's report

Motion to approve (UNHEARD) 2nd by (UNHEARD). All in favor

Discussion of dues increases:

Annual use of reserves ~\$11,000 based on this year's expenditure

Dues increase should also cover reserves and inflation. Offset due to investments by prior board
Estimate is roughly \$150 annually per property, to be imposed at \$75 for each of the next two years.
State requires a reserve analysis every 5 years. Also to be considered is a percentage escalator
Board discussion followed.
Motion by (UNHEARD) to increase dues by \$75 next year and an additional \$75 in the following year. 2nd by Joseph Arthur.
All in favor
Motion by Carl Bowser to increase sweep to reserves in parallel with dues increase. 2nd by Mark Thompson

Vice President's Report: Chad Harmon

Noncompliance passed. Update to the Bylaws is straightforward.
Chad will forward a PDF to Erica for posting

Architectural Committee Report: Joseph Arthur

Performance bond was reviewed by legal counsel. Final version still a work in process. Should be done in time for the next building year.
Properties being reviewed include a garage on Little Creek, and Camelot.

Grounds Committee Report: Mark Thompson

Barrier arm fell off due to broken shear pin, but it's back in operation.
Deer culling is unlikely from Jake Shaeffer: too far away. Another volunteer TBD.

Pool Committee Report: Kim Hill

Coping is done. Tile is done. Bond coat is in place. Work to date is beautiful.
Water to follow will be less than full fill.
Brushing the walls will start soon.
Electronic entrance systems are needed at this point.
Quotes received from three companies (attached):
United Security: expensive and needs additional items not quoted. Needs hard wi-fi link. New camera system is already needed. Training is included. We manage the service once installed. Internet by Comcast is \$150/month. Another option is Xytel. Gate can be on a timer for auto open and close, or remotely by internet. Token management is also an issue. See addenda for details
SSI: less expensive and needs additional items not quoted. Needs hard wi-fi link. New camera system is already needed. Training is included. We manage the service once installed. Two options on offer. See addenda for details
Trimble: Optional access ID using phone. Monthly fee based. Provide their own internet connectivity. Needs hard wi-fi link. New 4-

camera system is already needed. Fobs as desired rather than bulk.
Training is included.
Kim to provide a final proposal by December meeting.

Roads Committee Report: Mark Thompson (temporary)

One area on Little Creek needs to be reviewed but Mark can't manage this easily at this time.

Someone will need to manage the budgeting for roads as well.

Communications Committee Report: Erica Martin

Will be getting out the new emails for the team.

New Business

Chad discussed a new system for file sharing. Erica is already working on it.
New decking needed at the pool. A quote is available. (attached)

Social Events –

The annual Holiday Party will be held on December 10th at Tiff's. Cocktails will begin at 5:30 with dinner at 6:30

Adding a new director to replace Billy Wagner–

One potential addition has been identified: Dave ?

Motion to appoint Dave ? to the position of Director by (UNHEARD) 2nd by (UNHEARD)

Open remarks

Social survey will be coming soon looking for interest from residents
Creating a neighborhood directory. Adding new members will only be done once a year.

Next Meeting

December 4th at a location TBD

Adjournment

Motion to adjourn the meeting at 8:51PM. By Mark Thomson, 2nd by Erica Martin. All agreed.

Attachments

- SSI (option 1) – 2 pages
- SSI (option 2) – pages
- Trimble – 3 pages
- United Security – 2 pages
- MDB Flooring – 8 pages

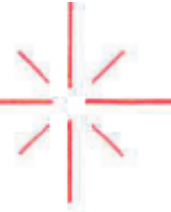


Technological Excellence since 1965

Security Services, Inc.

Lic.ID # 11-1381

7490 Old Franklin Turnpike
Glade Hill, VA 24092



PROPOSAL

September 16, 2026

Kim Hill
402 Indian Ridge Dr
Moneta Va 24121

Listed below and on following page is the equipment and price for the Stand-Alone Access Control System for the pool area.

The Prox Pad reader can use fobs/cards, keypad, or both.

- **(2) Prox Pad Readers/Keypad**
Gate
Back Door in Building
- **(200) Key Fobs**
- **Electromagnetic Gate Lock**
- **Gate Lock Bracket**
- **Single Magnetic Lock**
Back Door in Building
- **(2) Push to Exit Button**
Back door in Building
Inside Gate
- **Request to Exit PRI Detector**
Back Door in Building

- **Power Supply**
- **Conduit**
From Gate to Building
- **Power Wire, & Misc. Materials**
- **Installation, Programming, & Training**

TOTAL PRICE: \$8350.00 plus tax on equipment

****Gate will need to be improved as discussed***



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PROPOSAL

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Kim Hill
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Listed below and on following page is the equipment and price for the Network Based Access Control System for the pool area.

- **(2) Net2 Plus Access Controllers w/PoE**
Gate
Back Door in Building
- **(2) Mullion Readers**
Gate
Back Door in Building
- **Enrollment Reader**
- **Net2 Software**
- **(200) Key Fobs**
- **Electromagnetic Gate Lock**
- **Gate Lock Bracket**
- **Single Magnetic Lock**
Back Door in Building

- **(2) Push to Exit Button**
Back door in Building
Inside Gate
- **Request to Exit PRI Detector**
Back Door in Building
- **Power Supply**
- **Conduit**
From Gate to Building
- **Cat6 Cable, Power Wire, & Misc. Materials**
- **Installation, Programming, & Training**

TOTAL PRICE: \$9460.00 plus tax on equipment

****Internet Required***

****Gate will need to be improved as discussed***

Village East Clubhouse & Pool
Village East Property Owners Association

402 Indian Ridge Dr
Moneta, VA 24121



Presented By:

Trimble Security Integrations

1490 Southside Drive
Salem, VA 24153 USA
(540) 904-5925
<http://www.trimblesecurity.com/>

Your Team:

Sales: Robbie Kyle
Designer: Robbie Kyle
Project manager: Robbie Kyle

Access Control

Trimble Security Integrations to provide two Access Control Openings on the Pool Gate and Back door of Pool House.

TSI to charge monthly fee of \$6.00 (\$3.00 for each opening) for operating cost of Salto Access Control System. Pool gate will be modified as needed to accept new door hardware and allow to be selfclosing.

TSI to provide EasyCell 5G to have internet connectivity for Salto System and Hanwha CCTV system. Will be billed a monthly rate based on usage. If owners decide to setup their own internet TSI will come to remove EasyCell and connect to new internet.

Proposal Summary

\$7,785.00

- | | |
|---|--|
| 1 | Etherwan Systems
Hardened 5G Router with HexaCloud Device Monitoring and WAN Failover |
| 2 | Salto
SALTO XS4 Mini ANSI Electronic Escutcheon Grade 1 cylindrical latch, 2 handles, any type. Entrance Lock. MIFARE DESFire + Bluetooth LE + HSE. Standard - standard square spindles, finishes and handles. |
| 2 | Salto |
| 1 | Trimble Security Integrations
Miscellaneous Conduit & Hardware |

CCTV

TSI to replace 3 existing Bosch bullet cameras at front of pool and add an additional back door camera. The NVR will also allow the feature to add 4 new cameras in the future if needed.

TSI to replace existing conduit and improve as needed.

NVR to record replayable Motion-Triggered footage for roughly 2-weeks.

Proposal Summary

\$4,565.00

- | | |
|---|---|
| 3 | Hanwha
Wisenet Q network outdoor vandal bullet camera, 5MP @ 30fps, motorized vari-focal lens 3.2~10.2mm (H: 95 ~29 / V: 69 ~21), triple codec H.265/H.264/MJPEG with Wisestream III (Based on AI engine), WiseNR?(Based on AI engine), WDR 120dB, IR viewable length 30m (98ft), WiseMD based on AI engine, Class |
| 1 | Hanwha
Wisenet Q network outdoor vandal dome camera, 4K @ 30fps, motorized vari-focal lens 3.2~10.2mm |
| 1 | Hanwha
2TB Network Video Recorder |
| 1 | Trimble Security Integrations
Miscellaneous Conduit & Hardware |

PROJECT SUMMARY

Grand Total:

\$12,350.00

Client:

Date

Contractor: Trimble Security Integrations
TN Alarm Contractor #2063
VA DCJS #11-30049

Date



6405 Merriman Rd. #204

Roanoke, VA 24018

P: 540.989.9393

F: 540.989.3386

UnitedSecurityVA.com

DCJS# 11-3283

Date: 9/10/2026

To: Kimberly Hill

Business: Village East

Address: 402 Indian Ridge Drive

Moneta, Virginia 24121, United States

Quote #: Q-2026-0091

Phone #: 540.798.8409

Job Name: Camera System

United Security & Control Systems, Inc. proposes to provide labor and materials to install the following:

Equipment:

QTY	Part Name
1	Avycon 8Ch NVR, 6TB HDD
3	5MP Bullet Camera
1	6MP Fisheye Lens
3	Backbox for Bullet Camera
2	1000' Cat 6, Unshielded
1	Pole Mount Bracket
1	Wall Mount Bracket

Labor:

- Pull cable from clubhouse to camera locations
- Mount camera hardware and cameras at respective locations
- Install NVR in closet
- Program cameras to NVR
- Program remote view access over internet
- Test and inspect
- Educate

General Provisions:

1. Prices contained herein are for a complete job, including labor, material, sales tax and permits unless otherwise noted.
2. Acceptance of this proposal, either by signature authorization, by purchase order or letter of authorization shall be construed to mean acceptance of the proposal in its entirety, including the attached Terms and Conditions Agreement, unless otherwise noted.
3. In the event that payment is not made within the terms stated herein, purchaser agrees to pay reasonable legal fees associated with collecting such payments, and shall, in addition, pay interest at a rate of 1.5% per month on any past due amounts.

Conditions:

- Customer to provide electricity and internet on site
- Customer is aware this quote does not include flex conduit ran from club house
- to gate/ pole.
- Customer to provide pole by front gate to mount camera.

Payment Terms Net 30

Materials:	\$4,097.42
Tax:	\$217.16
Labor:	\$3,200.00
Total:	\$7,514.58

ACCEPTANCE SIGNATURE: _____

DATE: _____



Martin Design-Build Inc.
1089 Promise Land.
Moneta, VA 24121
540-588-2548

Donnie Shaver
email?

SEPTEMBER 23rd, 2026

Project Name: VILLAGE EAST POOL DECK RECOAT

Re: Quote Number: 171778

Dear: DONNIE

Thank you for the opportunity to work with you on the For this project VILLAGE EAST POOL DECK RECOAT, MDB Flooring Systems a division of (Martin Design- Build, Inc.) proposes the following scope of work and pricing:

SYSTEM POOL DECK: ACRYLA-DECK COOL FEEL

Area Name:	
POOL DECK	Total Area: 4,418 SF Joints: 483 lf

Scope of Work:

- This project will have a duration of 2 days consecutively during one mobilization.
- The floors will be pressure washed to remove any dirt, grim, and debris.
- Any cracks or voids in the concrete will be filled with H&C Concrete Resurfacer
- Install a primer coat of H&C Acryla-Deck Cool Feel color: TBD @ 3-5 mils.
- The floor will be allowed to cure (Cure times vary depending on environmental conditions) before applying the top coat.
- Install a sealer coat of H&C Acryla-Deck Cool Feel color: gull gray @ 3-5 mils.

- All joints will be filled with Loxon non sag caulk color: TBD
- Allow to cure 24 hours minimum before opening to traffic.

Warranty:

- Refer to Terms and Conditions for detailed warranty.

Pricing:

- **TOTAL PROJECT COST: \$12,150.00** based on non-union labor. Non- Certified Payroll.

Pricing Assumes:

The following is a list of requirements needed to ensure a successful completion of this project:

- **Lighting** - The area must have adequate lighting in order to install the specified Martin Design-Build product.
- **Heat** - A minimum substrate and material temperature of 60F must be maintained in the area to ensure proper curing.
- **Electricity** - Generator provided by MDB Flooring Systems.
- **Trash removal** - A dumpster or equivalent means of trash removal must be provided.
- **Material storage** - The material must be stored in a dry, heated location in or around the area.
- **Accessibility** - Area must be free of all moveable equipment and trades prior to Martin Design-Build's arrival.
- All areas must be ready for continuous installation based on eight hours per day, five days per week. A remobilization fee will be charged if additional trips are required.
- Area to be free of all traffic and activity during the installation and for a twelve-hour period after it is completed.
- All equipment, product protection and dust control is the responsibility of the customer.
- Not responsible for damages caused by hydrostatic and/or osmotic pressure.
- Martin Design-Build is not responsible for standing water unless the contract includes the entire floor area to be pitched to drain with a slope equal to or greater than 1/4" per linear foot. Liquids will not flow freely and will require assistance to drain properly on any floor area sloped less than 1/4" per linear foot.

General Terms & Conditions: The following terms and conditions are hereby made a part of this Agreement.

1. RESPONSIBILITIES OF MARTIN DESIGN-BUILD:

a. Martin Design-Build has visually inspected the project site prior to the commencement of work and agrees to the contract work based on the existing nature of the project site as it appears and is represented by the Customer.
In the event that concealed conditions are revealed which would materially change the nature of the contract work, Martin Design-Build is entitled to cease work until such time as the contract sum has been adjusted equitably to compensate for such change.

b. Martin Design-Build shall keep the premises free from the accumulation of waste material or rubbish which results from the execution of its work. In no event shall Martin Design-Build be responsible for any unclean conditions caused by others.

c. Upon request by the Customer, Martin Design-Build will furnish certificates of Workman's Compensation Insurance and Liability Insurance.

d. Martin Design-Build shall make all necessary arrangements to have any excess Martin Design-Build products picked up after completion of the contract work.

2. RESPONSIBILITIES OF CUSTOMER:

a. Customer has conducted an investigation of the project site prior to the commencement of work and represents that the existing nature and condition of the project site is as it appears and that there are no other concealed conditions which would materially change the nature of the contract work.

b. Customer shall have the project site swept clean and made free of all obstructions, and shall remove all food items, organic materials and other products stored at or near the project site to prevent any contamination or spoilage that may occur and shall make the project site available for Martin Design-Build at the agreed upon date and time in which the contract work is to commence.

c. Customer shall provide Martin Design-Build, at no charge, all necessary utility services required for the proper execution of the contract work. The Customer shall further provide Martin Design-Build with a dumpster or other reasonable alternative in which Martin Design-Build may dispose of its waste and rubbish.

d. Customer shall provide and maintain a minimum continuous temperature of 60 degrees Fahrenheit at the floor level of the project site and provide a similarly suitable warm and dry area for storage of Martin Design-Build's products and equipment during the course of the work.

e. Customer shall insure that no other work or tasks will be contemporaneously performed in the work area by the Customer, other trades or subcontractors once Martin Design-Build has commenced performance of its work.

f. Customer, upon completion of work by Martin Design-Build, shall protect Martin Design-Build's work from damage caused by the Customer, their workmen or subsequent contractors.

3. PAYMENTS:

a. Payment of Invoices - All invoices are due Net 30 Days from Invoice Date.

b. Cancellation Charges - Any cancellation of a confirmed order will result in a cancellation fee of not less than 15% of the contract amount. Payment terms will be due Net 10 Days after receiving written notice of cancellation. If written notification is not given to Martin Design-Build at least seven (7) days prior to commencement of work, Martin Design-Build will be entitled to an additional re-scheduling fee of not less than 10% of the contract amount.

4. LIMITATION OF LIABILITIES:

The parties acknowledge that in the event repairs need to be performed to the contract work, Martin Design-Build's liability shall be limited to furnishing the labor and the materials necessary to reinstall the defective areas. Unless otherwise agreed in writing signed by an authorized agent of Martin Design-Build, Martin Design-Build's obligation to furnish the labor and materials necessary to reinstall the defective areas shall terminate one (1) year after the completion of the original contract work. Martin Design-Build shall not be liable for damages to the contract work resulting from ordinary wear and tear, gouging, impact, failure of the Customer to protect the work as outlined in Section 2.f, the occurrence of reverse impact or the effects of osmotic or hydrostatic pressure or moisture vapor transmission. The parties further acknowledge that Martin Design-Build shall not be responsible for any consequential or incidental damages resulting from any breach of warranty.

One Year Warranty (VILLAGE EAST POOL DECK RECOAT):

The products and labor, furnished by Martin Design-Build ("Work"), Systems, is subject to the express warranty set forth below:

1. **WARRANTY.** Martin Design-Build warrants that the products will bond to the substrate, will not blister, will be free from manufacturing defects, and will otherwise conform to the Product Data Sheets and Chemical Resistance Guides that were in effect at the time of the commencement of installation.
2. **PERIOD OF WARRANTY.** This warranty is for a period of one year from the date of substantial completion of the Work. Where the Work is performed in separate and distinct phases or mobilizations, the date of substantial completion for the work in a particular phase or mobilization is the date when work in that particular phase or mobilization is completed, not when the all of Martin Design-Build's work is completed or the completion of the entire project.
3. **LIMITATION OF REMEDY.** As to any products that were defectively manufactured or installed ("Warranty Issue") discovered on or before the end of the warranty period, Martin Design-Build's liability is limited to furnishing the labor and materials necessary to repair the defective areas. Such repairs are Owner's exclusive remedy and the limit of liability of Martin Design-Build, regardless of Owner's damages, including incidental and consequential damages, and regardless of any legal theory, including tort, contract, and strict liability. **IN NO EVENT SHALL MARTIN DESIGN-BUILD OR THEIR SUBCONTRACTORS OR SUPPLIERS, BE LIABLE FOR ANY SPECIAL, INCIDENTAL, EXEMPLARY, OR CONSEQUENTIAL DAMAGES.**
4. **NOTICE OF DEFECT.** Upon discovery of a Warranty Issue, Owner shall notify Martin Design-Build by certified mail within thirty (30) days of the Warranty Issue ("Notice of Defect"). The Notice of Defect must set forth the factual basis for the Warranty Issue.
5. **COOPERATION BY OWNER.** Owner shall afford Martin Design-Build a reasonable opportunity to investigate any alleged flooring defect and shall cooperate fully with such investigation.
6. **TERMS OF REPAIRS:**

Defective areas will be repaired within a reasonable period of time after said notice to Martin Design-Build, subject to delays by strikes, acts of God, or other causes beyond reasonable control of Martin Design-Build, and provided that, in the case of repairs, Owner has removed at its sole cost and expense all obstructions which would hinder or interfere with repairs being made in the most expedient and least costly manner.

7. EXCLUSIONS FROM WARRANTY:

The following items are not covered by this warranty:

- a. discoloration or staining;
- b. reasonable variations in color between samples, installed products, and repair materials;
- c. misuse, abuse, or improper maintenance of the floor;
- d. ordinary wear and tear, gouging, impact, or failure of the Owner to protect the work;
- e. disbonding due to moisture or metal flakes with in the concrete
- f. except when the effects of osmotic or hydrostatic pressure or moisture vapor transmission; or,
- g. vandalism or acts of God or war.

The following items will void this warranty:

- h. Martin Design-Build is not paid timely and in full for all goods and services sold by them in connection with the project;
- i. the nature of the service conditions to which the flooring system is subjected changes in any significant way from the service conditions described for the Project;
- j. flaws or errors in the design or construction of the substrate or ancillary facilities materially contribute in any important way to the failure of the floor;
- k. the Owner does not cooperate fully with reasonable investigations by Martin Design-Build regarding alleged defects; or,
- l. Martin Design-Build is not given timely notice in writing of any breach of warranty.

8. DISCLAIMER. THIS IS THE SOLE WARRANTY GIVEN BY MARTIN DESIGN-BUILD. IT IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

The provisions of the warranty supersede any provisions to the contrary in any of Owner's forms or documents or otherwise.

9. THIS WARRANTY IS NEITHER TRANSFERABLE NOR ASSIGNABLE.

10. EFFECT OF DEFAULT:

In the event of a default by the Customer of any of the covenants or conditions of this Agreement, Martin Design-Build shall be entitled to the following remedies to all other rights

and remedies afforded by law: a. Right to Stop Work - Martin Design-Build shall have the right to stop work if any payments due are not made as provided under this Agreement. b. Cost of Performance - If Martin Design-Build is entitled to stop work as outlined in subparagraph (a) above, it shall have the right to bill the Customer for the work rendered up to the date of the stoppage and for materials shipped to the project site. c. Additional Work - Any additional costs to Martin Design-Build resulting from failure of the Customer to provide site conditions as outlined in Sections 2.a, 2.b, 2.c, 2.d, 2.e and 2.f shall be paid by the Customer. d. Interest on Unpaid Balances - In the event any payments due hereunder become in default, Customer agrees that any and all such sums shall accrue Interest at the rate of twelve percent (12%) per annum or the maximum rate allowable by law, whichever is less. e. Attorney's Fees - If Martin Design-Build is required to initiate legal action to collect any amounts due and owing or to foreclose on any liens filed on the work, such costs and fees that Martin Design-Build may recover include any and all pre-litigation expenses, including attorney's fees incurred in attempting to recover said amounts.

11. GOVERNING CLAUSE:

This Agreement shall be governed by and construed in accordance with the laws of the State of Virginia.

12. ENTIRE AGREEMENT:

This Agreement shall constitute the entire Agreement between the parties and the parties acknowledge that there are no other verbal or written Agreements, understandings or customs affecting the Agreement.

13. AUTHORIZED AGENCY:

All contracts and purchase orders must be signed by an authorized agent of Martin Design-Build. This may be accomplished through a Division Office or Corporate Headquarters. No other parties engaging in such contracts or purchase orders will be acting as an agent for Martin Design-Build.

14. VALIDITY:

Quote valid for 90 days.

Thank you for the opportunity to present you with this Martin Design-Build proposal. If this proposal meets with your approval please initial the appropriate line(s) above, sign below and fax to my attention. Or if you prefer to utilize your own Purchase Order, please reference Quote #171778 and send a copy to my attention at the above address.

If you have any questions, please contact me at 1089 Promise Land. Moneta, Virginia, or on my cell phone at 540.588.2548. I look forward to working with you on this upcoming project.

Sincerely,

Paul Martin
President
MDB Flooring Systems
Martin Design- Build, Inc.

Accepted By:



MARTIN DESIGN-BUILD, INC.
Paul Martin, President

DOONIE SHAVER

QUOTE/CONTRACT ACCEPTANCE PAGE

The signature below is for the agreement of the terms and conditions stated on the quote.

- Customer: VILLAGE EAST
- Project name: VILLAGE EAST POOL DECK RECOAT
- Quote Number: 171778
- Dated on 9.23.2026

This authorizes Martin Design Build Inc./MDB Flooring Systems to order any materials,equipment or tooling associated with this project.

The person signing this agreement has the proper authority to execute this contract.

If this project is canceled or delayed, the customer is liable for all expenses and equipment purchased.

Accepted By:

Print Name: _____

Signature: _____

Title: _____

Date: _____