

VEPOA BOARD MEETING

December 11, 2025

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

Community members: Attendance taken but not included

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

Meeting opened: 7:01 PM.

Approval of minutes

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

Motion by Mark Thompson. Erica Martin seconded; All approved.

President's Remarks

- Eric discussed winter weather tomorrow, leading to a discussion of road management in Village East. Plowing and chemical treatment needs to be agreed with the plowing contractor.
- The annual Christmas dinner at Tiff's was well attended and enjoyed by all in attendance.
- Zitel is still unready to serve the community. Eric will follow-up.

Reports and Old Business

Treasurer – Carl Bowser

- Carl presented the full Treasurer's report. Budget is solid based on input from the various committees.
- No additional dues will be required this coming year, but should be needed in 2027/28. Will be addressed at the annual meeting in June.
- Carl noted that payments for this year's dues should be directed to an address that will be included with the bill.
- Road impact is good for now.
- Pool repairs are fully covered in the current budget.
- Reimbursement by Zittel contractor approved but not yet received.
- Pool furniture is TBD (see under Pool report)

Motion to accept the Treasurers report by David Horn. Erica Martin seconded; All approved.

Motion to accept the budget by Mark Thompson. Erica Martin seconded; All approved.

Vice President – Chad Harmon

- Report delayed for now, awaiting contact with no votes on enforcement from the 2025 annual meeting.
- Chad and Erica to meet on tech support issues.

Architectural Committee – Joseph Arthur

- New house on lot 2 on Little Creek is under construction
 - the same builder has made a partial submittal for lot 5, with a different design
- Questions about water limitations in the neighborhood. Issues are arising but nothing definitive.

- Easement on Little Creek between 228 (Wilt) and 226 (Helton). A Certified letter was sent to Helton, no response to date.

Grounds Committee – Mark Thompson

- No report
- Of note: “Those Tree Guys” is a good resource for tree work at reasonable price

Pool Committee – Open

- Set for spring to empty pool, acid wash, fix tiles, redo grout and refill the pool.
- Chlorinator bad. May consider switching to salt-based system
- Mark Barillaro did a great job with the pool in 2025 but is not interested in joining the board.
- Plan to buy quality pool furniture incrementally rather than a lot of low-quality products.

Roads Committee – Open

- Mark Brown resigned, leaving this slot open
- Mark Thompson will assume this responsibility for now
- Roads examined for future repairs. Nothing needed at this time
- Patching may be used if done well.

Communications – Erica Martin

- It's been quiet
- Erica solicited photos for the website and newsletter
- Looking for a way to add a neighborhood directory that would be secure enough to be feasible.

Social Committee –

- No report

New Business

Deer Culling –

- Assigned culler is now ready to begin.
- No deer culled to date.

Public Water –

- Need to apply to Beford Water Authority directly
- Line that ends at Boats and Oats must be extended to Village East and through the neighborhood to all properties
- The cost to run the lines to every property may be \$3,500 to \$6,500 – or more
- 70% of properties must sign up to the project. Once approved, everyone must pay – including those who wished to avoid the project
- Hookup follows at property owner's expense
- Grants for the public part may be available but are highly unlikely to be approved
- Van Lane agreed to lead the effort to solicit property owners to request this formally
- We need an estimate of how many are interested. Sending out a survey of some kind may be a good idea, but soliciting interest is mandatory.

Board Slot –

- Four board member slot will be open in June. No temporary assignment is needed at this time.
- Soliciting interest to run in June.

Next meeting

Scheduled for March 5, 2026 at TBD.

Adjournment

Motion to adjourn the meeting at 8:35 PM. By Mark Thompson. Second by Erica. All agreed.