

VEPOA MEMBERSHIP MEETING

June 7, 2025

Attending Board members: Eric Camplin, Joseph Arthur, Carl Bowser and David Horn. Erica Martin and Mark Thompson, Mark Brown and Chad Harmon were absent.

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

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

Meeting opened: 1:04PM - Called to Order by President Eric Camplin

Opening Remarks by Eric:

Motion to approve the minutes of the previous annual meeting:

Motion by Gavin Hager. 2nd by Joseph Arthur. All approved.

Board member election and bylaw change process and voting explained.

Welcome to new neighbors:

Bob and Tammy Burrill, 109 Overlook Hill Drive

Jordan and Tammy Hill, 113 Ridgeway Court

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

Info on Zitel:

New internet service provider – installation underway but not complete.

As a utility, they are authorized in the neighborhood by law.

Feel free to call Zitel if you have issues.

Bears in the neighborhood:

Trash bins are being targeted – most are rental properties.

The delay between checkout and trash pickup seems to be the main issue.

Use bear-proof bins if possible.

RE: Bradford Pear trees:

Bartlet Tree Service indicated that nothing is critical at the moment, but eventual removal is desired.

Many are on private property, so no authority devolves to VEPOA to attend them.

Bob Richards is ill and needs to be in our thoughts. Mark Barillaro will take Bob's position for the season.

Election Process:

Eric noted that there are only two candidates for three positions. 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. To fill empty slots, additional directors may be appointed by the board for one year.

In-person voting followed – results to follow

Reports from Committees and Officers:

1. Carl Bowser, Treasurer –

Pool phone will be active.

Zitel's subcontractor cut the pool water line. The sub agreed to pay directly

Finances are healthy

Properties in arrears are being addressed. One due to death of the owner. Another due to longtime non-payment that will be addressed in court.

See the report documents appended to these minutes.

2. Eric for Chad Harmon, Vice President –

We elected to submit the bylaw changes to a vote of the property

David Horn read a comment by Patricia Points asking for a no vote on the proposed bylaw change.

Of note:

Bylaw based fines must be tied to architectural guidelines

Potential fines are limited by the state

Concern noted about downed trees and potential fire hazards

If levied, unpaid fines in arrears can impact owners' use of the community amenities.

Specific items that will generate fines and how much will have to be voted on by the board.

General agreement that rules and offenses must be in writing and readily available to all.

3. Mark Barillaro, in lieu of Pool Chairman

Mark will open and close the pool in the role of chairman

Outlets are to be added to facilitate the use of portable devices

Gavin argued for electronic access control to the pool for insurance and safety reasons.

4. Eric for Erica Martin, Communications Chair –

New email system under review

5. Eric for Mark Thompson, Grounds Chair –

Tree removal is our responsibility if the tree is in our easement.

Trees that fall are the responsibility of the entities where they land, unless an advanced notification is made.

6. Joseph Arthur, Architecture Chair –

New home is now on the market on Camelot.

Three House plans are under review: two on Little Creek and one on Indian Ridge. All are awaiting comments from the owners.

7. Mark Brown, Roads Chairman

Looking at speed bumps and painting

New Business:

Eric is contacting rental agents and rental owners about issues.

Trash pickup on adjacent roads has need more help.

Election Results:

Mark Thompson

David Horn

Bylaw change defeated by 56% to 44%

Assignments will be made at the board meeting to follow at a later date

Motion to Adjourn:

Motion by Dave Gillespie, second by Greg Lottes. All in favor

Treasurer's report to follow (3 pages)

VEPOA meeting 6/7/25

Treasurers Report

GENERAL COMMENTS:

- Pool phone is operational
- DPOR paperwork filled out and filed
- Invoice to Foxy for repair to pool water line not paid; waiting to see if ZITEL will cover cost.

Current balances as of 6/5/25

Checking: \$ 37,198.27

Reserve: \$ 151,549.67

CD: \$ 52,887.35

Debit: \$ 500.00

TOTAL: \$ 242,135.29

Discussion:

- 7 unpaid property owners as of now, two are promised, 4 unreachable with present contact data, one is long-term nonpayer. Property liens will be placed on unpaid lots in July/August.
- Budget on track with some additional funds needed for pool opening this year, possible further tree removal necessary.

Carl Bowser, vepoatreasurer@gmail.com

10:33 AM

06/03/25

Accrual Basis

Village East Property Owners Association
Profit & Loss
January through May 2025

	Jan - May 25
Ordinary Income/Expense	
Income	
Dues	
Annual Dues	89,412.50
Late Fees	240.00
Total Dues	89,652.50
Fees	
Real Estate Packets	400.00
Fees - Other	6,390.00
Total Fees	6,790.00
Interest	
CD Savings	205.01
Reserve Money Market	-37,437.24
Total Interest	-37,232.23
Total Income	59,210.27
Gross Profit	59,210.27
Expense	
Professional Fees	1,897.99
Bank Service Charges	6.00
Administrative	
Legal Services	597.50
Administrative - Other	1,049.74
Telephone	322.96
Utility	618.26
Postage & Shipping	165.46
Licenses & Fees	80.00
Bank Service Charges	48.75
Dues and Subscriptions	226.00
Taxes	939.52
Total Administrative	4,048.19
Club House	
Repair & Maintenance	1,594.85
Total Club House	1,594.85
Pool	
Caretakers / Ins.	5,000.00
Open & Close Pool Fee	2,057.00
Repair	4,915.00
Supplies & Chemicals	905.40
Upkeep Pool & Grounds Fee	658.51
Total Pool	13,535.91
Grounds	
Grounds - Other	31.66
Landscape Repair & Maint.	14,125.00
Grounds - Other	21.98
Total Grounds	14,178.64
Roads	
Snow Removal	955.00
Total Roads	955.00
Total Expense	36,216.58
Net Ordinary Income	22,993.69
Net Income	22,993.69

Village East Property Owners Association
Income and Expenses
January through December

Ordinary Income/Expense	2024 Estimates	2024 O&M Budget	2025 O&M Budget Recommendation	Comments/ Justification
Income				
Annual Dues and Fees	100,281	94,260	94,400	Village North (houses only) increased from \$500 to \$550 annually
Total Income	100,281	94,260	94,400	
Expenses				
Administrative				
Administrative - Other	1,485	400	850	QuickBooks subscription large increase
Technology/ Website	221	200	50	New website is \$630 for 5 yrs (2027); domain renewal is ~\$35 per yr.
Telephone	608	650	700	
Utility	3,344	3,900	3,500	Electric bills dropped substantially after temporary pump was installed
Postage & Shipping	407	600	500	check order '23
Office Supplies	550	450	400	
Licenses & Fees	80	100	100	
Bank Service Charges	49	100	100	
Insurance	3,628	3,900	3,800	Additional coverage for Reserve Account, new dock
Legal	2,325	2,500	2,300	
Taxes	36	100	100	
Member Events		700	700	
Total Administrative	12,733	13,600	13,100	
Club House				
Furniture Replacement	0	2,000	800	Replace broken chairs
Repair & Maintenance	1,206	1,200	1,200	
Supplies	89	300	450	
Total Club House	1,295	3,500	2,450	
Pool				
Open & Close Pool Fee	1,310	1,500	1,500	
Repair	403	1,500	1,500	new pump installed; temporary pump used most of 2023 season
Supplies & Chemicals	3,796	2,600	2,500	fall chemicals not purchased ahead as in past
Upkeep Pool & Grounds Fee		-	-	
Pool - Caretakers	11,000	11,000	11,000	
Total Pool	16,509	16,600	16,500	
Grounds				
Landscape Repair & Maint.	30,861	24,000	25,000	*\$7,400 tree work left over from 2022
Dock/Fence/Boat Storage R & M	-300	1,800	1,500	
Grounds - Other	3,278	-	-	Clearing damaged entrance planter; handrails @ clubhouse
Total Grounds	33,839	25,800	26,500	
Roads				
Repair		500	500	
Snow Removal		2,500	2,500	
Roads - Other		-	-	
Total Roads	0	3,000	3,000	
Total Expense	64,376	62,500	61,550	Total Budget
Net Ordinary Income	100,281	94,260	94,400	Budgeted Income
Net Income	35,905	31,760	32,850	
Sweep to Reserve	20,000	20,000	20,000	Sweep to Reserve Account for (Capital Improvement Projects)
Sweep Impact Fees to Road Escrow	4,000	0	0	0 Sweep Road Impact Fees to Reserve (Road Escrow)
Sweep to Reserve (Boat Lot Fees)	3,090	2,760	3,360	3,360 Sweep to Reserve Account (Boat Lot Fees)
Unbudgeted/ Contingency	8,815	9,000	9,490	9,490 Unbudgeted/ Contingency Funds