

# VEPOA BOARD MEETING

March 5, 2026

**Attending Board members:** Eric Camplin, Joseph Arthur, Erica Martin, David Horn, and Kim Hill. Carl Bowser, Chad Harmon and attended by Zoom. Mark Thompson did not attend

**Community members:** Attendance not taken.

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

**Meeting opened:** 7:05 PM.

## Approval of minutes

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

Motion by Carl Bowser. Erica Martin seconded; All approved.

## President's Remarks

- The bike is gone!
- Thanks for the newsletter. Thanks to Mary and hopefully more to come.
- Email is reliable but many don't open them.
- Four board openings in June:
  - Includes replacement for Kim Hill's 1-year appointment.
  - There are three 3-year and one 1-year positions.
  - Should we allow candidates to limit themselves to running for the 1-year position?
  - Board can opt for only filling the full-time positions and appoint a 1-year if needed.

## Reports and Old Business

### **Treasurer – Carl Bowser**

- Carl presented the P&L for last year.
- Checking account drawn down to nearly zero
- We have not received reimbursement for damage at the pool
- Propose the annual transfer be limited to \$20,000 listed as normal
- Zitel is not being cooperative and is in arrears to the contractor for \$100,000 arrears. Claims that we were also at fault. This will probably not be repaid.

Motion to accept the transfer as requested by David Horn. Kim Hill seconded; All approved.

- Payments are slower than before due to change to delivery of payments directly to the accountant.
- Two long-term non-paying properties. Probably needs to be resolved through the courts.

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

### **Vice President – Chad Harmon**

- By laws proposals should be handled by email to property owners early and vote at a later time
- Chad's mailbox is stuffed full and Eric will address later.
- Chad and Erica to meet on tech support issues.
  - DNS records identifier needed to be addressed and was by Chad and Erica.
  - Inbound PDF attachments are now possible.

- Newsletter is still addressed through a link reference to our website but not as an attachment. Direct inclusion is okay.

#### **Architectural Committee – Joseph Arthur**

- New house on section 1, lot 2 on Little Creek is under construction.
  - The same builder has made a partial submittal for section 1, lot 5, with a different design
  - The same builder has purchased section 1, lot 4.
  - Note: all houses will have a different design
  - Builder is same as Hickory Hill Road new-builds
- Damage to speed bumps after plowing. See Roads report for more.

#### **Grounds Committee – Mark Thompson**

- New signs at the boat launch make parking easier.
- Down trees are the responsibility of landowners where the trees fall. Also true for trees on our easements.

#### **Pool Committee – Kim Hill**

- Set for spring to empty pool, acid wash, fix tiles, redo grout and refill the pool.
- Pool users clean the pool with SOS pads, which can do serious damage.
- Found a broken pipe that got missed at closing that did serious damage – most is covered by insurance with a \$1,000 copay.
- Recommend a pool committee member do a weekly check.

#### **Roads Committee – Mark Thompson (Temporary)**

- Road cleanup on 4/11/2026
- Upgraded speed bump markers to be installed
- Roads examined for future repairs. Some damage in evidence of issues at the junction of Indian Ridge and branching streets. Quote being prepared.

#### **Communications – Erica Martin**

- Member cards to be mailed in April
- Looking for a way to add a neighborhood directory that would be secure enough to be feasible. Chad is looking at an option that looks at the initiating email address.

#### **Social Committee –**

No report

### **Old Business**

#### **Water –**

- General discussion of wells and lack of water.
- No change on the public water issue. Repeated the discussion of costs involved. Van Lane is trying to get some help with a grant or public loan to finance the upgrade.

### **New Business**

#### **Electronic Filing –**

- Need to establish a filing system that can be passed on to new people as they take on a position
- Eric will establish a committee to develop a solution

#### **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.

### **Pool Repair and Cleaning –**

- We got two quotes for the pool work needed. Work effort was different between quotes. We will select the quote from Soundawgs Productions (Donnie Shaver). Quote is attached to these minutes.
- Needed new chlorinator is \$500.

### **Snow Removal –**

- We need a new contractor to do snow removal. C&C Land & Lawn selected
- C&C Land & Lawn quote:
  - \$650 per push (2" to <6").
  - \$850 per push (6" to <12").
  - \$200 hourly above 12".

### **Email Account Management –**

- Chad will look for options.
- For now, passwords and account names need to be shared manually between board members, with each member having at least one backup.
- May involve up to 30-day transition period between owners.

### **Next meeting**

Scheduled for April 28, 2026 at TBD.

### **Adjournment**

Motion to adjourn the meeting at 9:04PM. By David. Second by Erica. All agreed.

## Sounddawgs Productions

12787 Booker T. Washington Hwy  
Ste 104 PMB 147  
Hardy, VA 24101

2/20/2026

Estimate for Pool Maintenance for Village East – Tile, Grout, Acid Wash

- 1) Acid Wash entire pool (including tile) (pool must be emptied by Village East)
  - a) \$4,100
- 2) Remove old grout and regrout
  - a) \$9,500
- 3) Village East will be responsible for refilling the pool (90,000 gallons?)

Donnie Shaver

Work Steps Estimate:

- Empty Pool – 2 days
  - o Drill Holes
- Acid Wash – 2 days
- Pool Committee / Board Review
- Grout / Coping / Caulking Replacement 2 – 3 days
- Plug Holes
- Fill Pool – Not included in bid (Teddy's Water) 1 – 2 days (\$7000)