

VEPOA BOARD MEETING

September 25, 2025

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

Community members: Attendance not taken

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

Meeting opened: 7:03 PM.

Approval of minutes

Meeting notes were distributed prior to the meeting as well as at the meeting.

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 noted that he will make an effort to establish meeting dates at least 2 meetings out.

Eric thanked Mark Barilarro for his efforts in chairing the pool committee this season.

There was a boating accident in Village East waters (near Ferncliff). Moneta Fire and Rescue as well as the County Sheriff's Office were on the scene.

Loss of friends and neighbors: We have had a few deaths over the last months which have left us with heavy hearts:

Pete and Maureen Peloso

Bob Richards

Bob VanDelinde

We remember them all dearly as friends and VE family.

Reports and Old Business

Treasurers Report – Carl Bowser

- Carl presented the treasurer's report.
- Balances are good; looking good for the remainder of the year.
- Has been a busy 2 months of real estate transactions. 9 properties in last 2 months have changed hands.
- Carl is working with individual committee chairs to assemble next year's budget.

The motion was made to approve the Treasurers Budget by Joseph Arthur. Mark Thompson seconded. All approved.

Vice President – Chad Harmon

Chad is waiting for the list of “No” voters, so he can talk/meet with them regarding this. He feels that if we add the detail regarding process (which we had but failed to include), this will have a better chance.

Final approval by the community can either be via an email vote or at large at the annual meeting.

Architectural Committee – Joseph Arthur

Looking at 2 houses and a garage for construction. None approved at this time.

Site at 105 Camelot has had some mitigation efforts for water flow. As it has sold now, we can no longer hold the builder responsible.

Joseph will attempt to email Heltons regarding obtaining agreement to have a easement between their lot and Wilt’s lot for water drainage purposes. If the email goes unanswered he will send a certified letter.

Grounds Committee – Mark Thompson

Additional trees were removed on VE right of way. Spinett will took them down to \$1,400.

Mark is working on a sign to promote more efficient parking at the boat launch site.

Pool Committee – Eric Camplin

As noted last meeting our pool is in need of repair of the coping and tiles. We have gotten bids from both National Pools and Donnie Shaver. While National Pools have several groups of work effort the pool committee has recommended the one section that deals with the coping and tiles and the grouting that surrounds that. This is also the only area that Donnie felt was necessary. This would also include removing all the water, and performing an Acid Wash on the entire pool. Both bids were just under \$10,000. The board discussed and decided on Donnie doing the work but had a few unanswered questions. Eric will take these up with Donnie.

We will also to refill the pool after the work is done. The cost of this will be somewhere between \$5000 and \$8000. We will come to the next meeting with figures that can go into the budget.

We need to replace furniture as we do every year, but we are going to make a effort to raise the quality and also keep the same vendor(s) over time so we don’t have as much furniture mismatch.

Pool work will occupy the entire month of April.

Pool phone disconnected in the off season.

Roads Committee – Mark Brown absent – no report provided. Board members Thompson, Bowser and Camplin agreed to tour the community to look at roads and see where work needs to be done. They will report back to Carl Bowsver as to what should be budgeted.

Communications – Erica Martin

Erica and Chad are still trying to find a time to meet to straighten out the email system and electronic file system. Erica also said that Dave Horn has access to send emails.

New Business

Deer culling

- Jake Shaffer came to the meeting to present on his approach to deer culling.
- Presentation was well received and elicited good conversation. At end of discussion, the board agreed to pay \$50/head for any deer culled from our property up to \$1200 total.
- Motion for this was made by Erica Martin; seconded by Kim Hill. Vote was 6 to 1 to pass the motion. Carl Bowser was a No as he feels that even though we may cull some of the deer population in our subdivision, they will then come from other areas around Village East.
- It was also recommended that we come up with a contract for the folks doing the culling.

Next meeting

Scheduled for December 4, 2025. The following meeting was set for March 5, 2026.

It will be held at 7pm at the Bedford County Public Library.

Adjournment

Motion to adjourn the meeting at 8:46 PM. By Erica Martin. Second by Mark Thompson. All agreed.

VEPOA Board Meeting

3/13/2025

Treasurer's Report

1. New computer up and running well
2. Akershoek CPA firm -transition is running well, back-ups periodically to keep both their and our computers synchronized
3. QuickBooks needed to have our own subscription as in the past in order to access and generate our own reports.
4. Pool phone is suspended until April pt when it should come back online.

Current account balances as of 3/8/2025

Checking:\$ 80,873.73

Reserve: \$ 113,630.28

CD: \$ 52,170.06 (\$2170 total return since investment in March 2024)

Debit: \$ 500.00

Total \$247,299,39

The CD matures on March 20th with a full value at that time of \$52,562.93. I recommend it be allowed to renew automatically even though we can't expect the same rates that we enjoyed last year. I will call on the 20th and see if there are any better rates available.

New CIP (Capital Improvements Plan) amended to allow for actual funds available

Added \$59,390 which is the amount represented by the CD account plus an adjustment to match actual funds in the reserve savings account. Future interest from the CD account will be added yearly in the last column to keep the CIP in line.

Checking account balance on January 1st was \$17,654,99. Asking for board approval to transfer \$17,500 along with the usual \$20,000 sweep from checking to Reserve. \$4000 will be allocated to the road escrow (2024 road impact fees) along with the usual \$10,000

\$3240 will be allocated to the trailer lot escrow (27 spaces at \$120 each). As of now, one lot is not paid for.

Discussion at the December meeting referred to the funds needed for acquiring a new lot and spreading gravel. This will need to be entered for 2026.

1:48 PM
03/08/25
Cash Basis

Village East Property Owners Association
Profit & Loss
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Dues	
Annual Dues	88,174.17
Late Fees	472.07
Total Dues	88,646.24
Fees	
Real Estate Packets	700.00
Road Impact Fees	4,000.00
Fees - Other	4,380.00
Total Fees	9,080.00
Interest	
CD Savings	1,965.05
Reserve Money Market	727.76
Operating Fund Savings	13.32
Reserve Fund Savings	14.33
Total Interest	2,720.46
Total Income	100,446.70
Gross Profit	100,446.70
Expense	
VOID	0.00
Administrative	
Bad Debt Expense	450.50
Legal Services	2,967.22
Administrative - Other	1,852.93
Website	221.22
Telephone	671.91
Utility	3,399.28
Postage & Shipping	555.13
Office Supplies	601.14
Licenses & Fees	80.00
Bank Service Charges	48.75
Insurance	3,628.27
Taxes	35.69
Total Administrative	14,512.04
Club House	
Repair & Maintenance	1,206.25
Supplies	89.42
Total Club House	1,295.67
Pool	
Caretakers / Ins.	12,677.90
Open & Close Pool Fee	1,310.00
Repair	403.00
Supplies & Chemicals	3,796.05
Pool -Other	-50.00
Total Pool	18,136.95
Grounds	
Grounds - Other	4,120.54
Landscape Repair & Mainl.	23,192.69
Dock/Fence/Boat Storage R & M	12,995.24
Total Grounds	40,308.47
Roads	
Repair	143.19
Other	11,000.00
Resurfacing & Patching	48,000.00
Total Roads	59,143.19
Total Expense	133,396.32
Net Ordinary Income	-32,949.62
Net Income	-32,949.62

Color Project Completed
Key: Best Estimate - Project Proposals Received
Rough Estimate - No Proposal Received

Road Esaow
Tn11ler Lot Escrow

Year	Project	Category	Improvements	Anticipated Amount	Estimated Cost	Current Status	Priority	Start Year	Stop Year	Available Funds	Planned Expenditure	Unexpended Escrow Amount	Funds Source	Capital Improvement Program	Other Sources	Total Available	Actual Expenditure	Remaining Balance					
(Based on expected need during budget year. Project need/budget year/ cost could shift due to various factors)				(Year Start)	Budgeted (March)	Unspent Funds (March)				(Re-ace with Actuals when completed)	(Replace with Actuals at end of year)		(Year End)	(Year End)	{Repbce with Actuals at year end}								
2019	Muti-Puroose Court Road Escrow	\$	22,000	\$	ss,200	S		20,000	S		13,500	\$	118,700	S	21,404	\$	10,000	S					
		\$	10,000									\$	10,000										
2020	Oubhouse/Pumphouse Roofini, + Gutters Oubhouse Renovation Pool Deckinrc Road Escrow	\$	9,204	\$	97,296	S		20,000	s	<	20,000	<	137,296		9,850	S	80,326	S	20,000	S			
		\$	6,950									\$	7,230										
		\$	17,500									\$	19,890			<	10,000						
		\$	10,000																				
2021	Boat RamDlPartdno Pavino Boat Ramo Access Gate and Electrical Road Escrow	\$	25,000	\$	100,326	S		20,000	s	<	15,000	<	135,326		24,997	S	62,635	\$	30,000	S			
		\$	15,000										\$	17,694									
		\$	10,000									\$	10,000										
2022	Extensive Road Reoairs foostoonedf Dock Imnrovements (DEPOSIT Road Escrow+ Trailer Lot Escrow	\$	S,000	IS	92,635	S		20,000	S		20,000	S	132,635		1,000	S	22,000	S	76,955	S	52,000	S	2,680
		\$	S,000									<	1,000										
		\$	22,000													S	2,680						
		\$	3,240																				
2023	Dock Improvemffits (updated estimate) Woodlev & Little Creek Road Reoairs Road Escrow+ Trailer lot Escrow	\$	20,000	\$	131,635	S		20,000	S		S,500	S	157,135		625	S	84,770	S	58,500	S	5,740		
		\$	7,500										\$	7,500		<	14,000						
		\$	14,000																				
		\$	3,240													S	3,060						
2024	CUsom Pool C r/ nd Filters (not hel"i done) Pavine: Wai?on Wheel Dock Imorovements (pentl)Oued from2023) Reoaln/Reoave Entrance Surveys for Future Culvert Work (2025) Road Escrow+ Trailer lot Escrow	\$	11,000	\$	149,010	S		20,000	S		13,000	S	182,010		59,000	>	83,787	S	13,500	S	8,980	S	59,390
		\$	48,000												12,686								
		\$	20,000												4,057								
		\$	5,700																				
		\$	1,000																				
		\$	14,000													S	14,000						
		\$	3,240													<	3,240						
2025	culvert Wor-k (Little Creek)# 1 Culvert Wor-k (Little Creek)# 2 Road Escrow+ Trailer- lot Escrow	\$	16,500	\$	165,657	\$		20,000	s	9,000	c;	<	194,657		17,000	S	101,937	S	23,500	S	12,220		
		\$	39,500												40,000								
		\$	10,000													<	10,000						
		\$	3,240													\$	3,240						
2026	Additional Boat Storaa.e Road Escrow+ Trailer- Lot Escrow	\$	10,000		137,657			20,000	S		S		157,657			S	108,697	S	33,500	S	15,460		
		\$	10,000													S	10,000						
		\$	3,240													S	3,240						
2027					157,657			20,000	S	-	S		177,657			S	115,457	S	43,500	S	18,700		

Village East Property Owners Association
Proposed Bylaw Amendment: Board Member Eligibility

Purpose

The purpose of this amendment is to promote diversity of representation on the Village East Property Owners Association (POA) Board and prevent potential conflicts of interest by limiting board membership to one person per household, regardless of additional property ownership within the community.

Rationale

This bylaw amendment aims to:

- Ensure a broader representation of community interests on the board.
- Mitigate potential conflicts of interest arising from multiple board members sharing a household.
- Remain in line with the bylaw definition of "membership"; that being that a property has one and only one membership in regards to voting.
- Encourage participation from a wider range of community members.
- Promote fairness and diversity in the board's composition and decision-making processes.
- Address potential imbalances that could arise from multiple property ownership within the community.

Proposed Bylaw: Board Member Eligibility

Article IV. *The following provisions are to be added to this article:*

13. Household Limitation: No more than one (1) person from the same household may serve on the Village East POA Board at any given time.

14. Definition of Household: For the purposes of this bylaw, a "household" is defined as individuals residing at the same physical address, regardless of whether they own additional lots or properties within the Village East community.

15. Multiple Property Ownership: Ownership of multiple lots or properties within the Village East community shall not exempt individuals from the household limitation. The restriction is based on shared residence, not property ownership.

16. Candidacy Restrictions: In the event that more than one person from the same household seeks to run for a board position, only one may be a candidate in any given election cycle. This applies even if the individuals own separate properties within the community.

17. Implementation:

a. If two members of the same household are elected to the board simultaneously, the candidate with the higher number of votes will be seated, and the next highest vote-getter not from that household will fill the other position.

b. If a board member's household status changes during their term (e.g., through marriage or cohabitation with another board member), one must resign within 30 days. The board may appoint a replacement to serve the remainder of the resigned member's term.

18. Exception: The foregoing bylaw provisions do not apply to temporary living arrangements of less than 90 days.

19. Disclosure Responsibility: Candidates and board members are required to disclose:

a. Their primary residence address within the community.

b. Any change in household status that may affect their eligibility under this bylaw within 14 days of such change.

c. All properties owned within the Village East community.