VEPOA MEMBERSHIP MEETING

June 6, 2026

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

Attending: 54 Association Members (includes board members listed above)

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

Meeting opened: 11:06PM - Called to Order by President Eric Camplin

Opening Remarks by Eric:

Note: The picnic is back and followed the meeting

Motion to approve the minutes of the previous annual meeting:

Motion by Mark Thompson. 2nd by George Colby. All approved.

All Higgins verified the presence of a quorum

Welcome to new neighbors:

Forrest Cash and Terri Philips, 103 Camelot Drive

Leslie Mitchell, 801 Indian Ridge Drive

Nacho and Ann Cardenas, 113 Ridgeway Court

Gail Anderson, Camelot Drive

Bylaw change process and board member election and voting explained.

- Chad Harmon discussed the bylaw amendment in detail (Ballot attached)
- Joseph Arthur discussed infraction resolution and lack of high impact on residents
  - Typical offenses are unauthorized cutting of trees; easily resolved
  - Many steps prior to issuing fines
- Several residents argued for and against details prior to the voting
  - Disputes centered on how to determine infractions and the amount of fine for an offense.

Election Process:

Eric noted that there are only four candidates for four 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

President's Report:

Eric thanked all volunteers: board members and committee members.

- Eric noted that the pool management is now a combination of professional management and volunteers. This is a very common model throughout the area
- Congrats to Kim Hill for managing this under tough conditions.

The website is functional if not ideal, but almost all info needed can be found there.

Be social. No committee at the moment, but opportunities are plenty and readily at hand.

- Dee Higgins volunteered to head the Social Committee

Reports from Committees and Officers:

1. Carl Bowser, Treasurer –

   Properties in arrears are being addressed. There are several at this time. Longtime non-payment that will be addressed in court.

   The three level annual fees were reviewed

   Finances are healthy, but current accounts will be stretched by the end of this year

   - Next year, dues need to rise to avoid using our reserves for current expenses
   - Decision on future dues must be finalized no later than the December board meeting
   - Question: can need for funds be mitigated by rebidding on current contracts?
   - See the report documents appended to these minutes.
2. Chad Harmon, Vice President – (Incudes Communications for Erica Martin)

   Reporting on email failures:

   - A technical issue was limiting delivery of group email to many recipients
   - PDF attachments also caused failures, and this has also been addressed
   - Moving to Google Docs will eliminate other board member issues.
3. Kim Hill, Pool Chair –

   12-year work is needed:

   - Plaster, tile replacement and other issues best addressed at this time
   - Estimated cost will be ~ $77,000 +/-

   Maintenance is now being handled by volunteers with one or two days a week being handled by professionals.

   Electronic access control is being reviewed. Once established, fobs will be supplied in lieu of cards.

4. Erica Martin, Communications Chair –

   See Chad Harmon, above

5. Mark Thompson, Grounds and Roads Chair –

   Mowing contract has been successful and will continue. Review of contract will be considered as a cost savings.

   A new snow removal service is being contracted due to lack of capability of the current vendor. The new vendor (C&C Landscaping) provided the service on an emergency basis this past year.

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.

   Changes being requested after the fact (e.g. grading or placement of drainage)

Request is required prior to taking down hardwoods but take down pines at will.

Performance bonds may alleviate after-the-fact issues. The Board will review and consider what may be reasonable.

7. Mary Colby, Newsletter Chair –

   Please submit anything that you thin may be valuable to share, including preferred vendors.

New Business:

We have a community owned dock attached to a greenway that can be used by residents. Caution must be used if this is availed by anyone. Discussion of possible future upgrades is deferred to later meetings.

Election Results:

Erica Martin – 45

Joseph Arthur – 46

Kim Hill – 46

Billy Wagner – 47

Bylaw change passed: 42 yea to 17 nay: 71.25 in favor

Assignments will be made at the board meeting to follow the picnic

Motion to Adjourn:

Motion by Chad Hamon, second by Mark Thompson. All in favor

Addenda:

Bylaw Ballot (3 pages)

Treasurer's report (3 pages)

EPOA Board Meeting 6/2/26

Treasurer's report

GENERAL COMMENTS

Funds on hand similar to this time last year

DPOR registration sent in and will be filed in the VEPOA clubhouse

Nine property owners have outstanding balances, six of whom are not responding to mail, email, or phone. I am continuing to work to get these paid.

CURRENT BALANCES AS OF 6/2/26

Checking	44,351.02
Reserve	169,535.46
CD	54,864.35
Debit card	500.00
TOTAL	269,250.83

Follow-up on thoughts, recommendations, and options for need for near future dues increase: See attached report.

Possible future outlays from the CIP/reserve fund include reworking of drainage on Little Creek greenway, road patching, pool resurfacing.

Carl Bowser, Treasurer VEPOA

2:46 PM

05/28/26

Cash Basis

Village East Property Owners Association
Profit & Loss
January 1 through May 28, 2026

		Jan 1 - May 28, 26
Ordinary Income/Expense		
Income		
Dues		
Annual Dues	87,579.81	
Late Fees	197.19	
Total Dues		87,777.00
Fees		
Real Estate Packets	400.00	
Road Impact Fees	2,000.00	
Fees - Other	2,930.00	
Total Fees		5,330.00
Interest		
Reserve Money Market	337.77	
Total Interest		337.77
Total Income		93,444.77
Gross Profit		93,444.77
Expense		
Professional Fees		2,250.00
Bank Service Charges		7.00
Administrative		
Legal Services	375.00	
Telephone	263.01	
Utility	686.64	
Postage & Shipping	438.72	
Office Supplies	90.08	
Bank Service Charges	48.75	
Dues and Subscriptions	1,149.00	
Taxes	1,199.00	
Total Administrative		4,250.20
Club House		
Repair & Maintenance	28,944.99	
Total Club House		28,944.99
Pool		
Caretakers / Ins.	2,000.00	
Repairs and Maintenance	5,705.00	
Supplies & Chemicals	8,760.32	
Upkeep Pool & Grounds Fee	168.44	
Total Pool		16,633.76
Grounds		
Grounds - Other	184.70	
Landscape Repair & Maint.	8,821.47	
Total Grounds		9,006.17
Roads		
Snow Removal	3,400.00	
Total Roads		3,400.00
Total Expense		64,492.12
Net Ordinary Income		28,952.65
Other Income/Expense		
Other Income		
Insurance Claim		26,851.40

Thoughts, Data, and Options for Dues

Situation: Recent yearly dues income is reaching the point where we are at sum 0 at the end of the year. An increase in the dues structure of VEPOA may be necessary to maintain the fiscal health of the association and avoid tapping into reserves.

Positives: Our budgeting process has worked in the years past to predict the needs of the coming year. In previous years (until 2025) there was an amount left over at the end of the year to be transferred to our contingency fund. This has allowed the VEPOA to enjoy a $269 K reserve for planned and unforeseen expenses without the need for special assessments to owners.

Negatives: The trend is for higher costs due to inflation and ageing infrastructure (pool, clubhouse, roads, ball courts, docks). Planned costs of $60 – 80,000 are estimated for the pool in the next two years.

Recommendation: Proactively investigate for need for dues increase before we experience a significant shortfall or need to reduce services/amenities.

History: Going back in financial records, there were two significant dues increases across the board (lot, mow lot, house lot) in 2008 and 2018; $100 in ‘08 and $50 in ’18. An additional dues increase of $40 in 2015 affected only those lots that were receiving mowing services through the VEPOA and likely was because of an increase in the mowing contract cost. Dues now stand at $400 (lots), $500 (mow lots), and $550 (house lot) compared to 2008 ($250, 310, 400) and 2018 ($350, 450, 500).

Annual Dues income2007 – 64,886 (year before $100 increase)

2008 – 83,324 (year of $100 increase)

2018 – 88,942 (year of $50 increase)

2025 – 91,283 (last year)

Inflation since 2008 - %55

Inflation since 2018 - %33

Therefore, buying power of 2008 money (83,324 X 1.55) = $129,152

Therefore, buying power of 2018 money (88,942 X 1.33) = $118,293

Based solely on inflation figures before any other factors are considered, we should target a yearly dues income of around $124,000 to give us the same ability to fund the association's obligations as in years past. Assuming a $100 across the board increase over 183 owners (45 lots, 27 mow lots, 105 home lots, 6 assoc. members) gives us an additional income of $18,300 and would result in an estimated $109,583 for the next year's income. An increase of $150 results in$27,450 + 88,942 = $118,743.

A dues increase of $150 matches closely with the $100 increase of 2008 when the 55% inflation is considered (100 X 1.55 = $155).

Points of discussion:

1. Comparisons with other similar communities on the lake?
2. When to institute fee increase? 2027, 2028, 2029?
3. Across the board increase or varied with type of lot ownership?
4. Maintain or spend down reserve? How important is it to not need special assessments when need arises?
5. Other sources of income include trailer lot rental ($2700/year and steady),real estate packets at $100 per (average around $1000/year), interest income on savings, CD, Money Market (around $1000/year), Road impact fees at $2000 per (one or two per year),

The VEPOA board will need to be making this decision; please take this opportunity to speak with your board members now and in the coming months.

Carl Bowser, VEPOA treasurer

VILLAGE EAST POA
Official Bylaw Amendment Ballot

Dear Village East Resident,

The Board of Directors is requesting your vote on a proposed bylaw amendment that would establish a formal enforcement process for violations of our Architectural Guidelines and protective covenants.

Based on feedback from last year's vote, this ballot now includes the COMPLETE proposed bylaw text and enforcement process so you have all the information needed to make an informed decision. Please read the full proposal below before casting your vote.

Why This Amendment Is Being Proposed

The Board has identified a growing concern regarding violations of the neighborhood's protective covenants and bylaws, particularly the Architectural Guidelines. While many infractions are minor, some major violations have been observed. Currently, the Board lacks effective means to address these issues.

This amendment would empower the Board to manage infractions and enforce compliance short of placing a lien on a property, which will always remain the last resort if an infraction is not resolved.

Full Text of the Proposed Bylaw Addition

The complete text below — including the Virginia law statement, enforcement process, and fine structure — would be added to the Village East Bylaws if this amendment is approved. Please read it carefully before voting.

Virginia Law Statement

"Under Virginia law, HOAs can fine property/homeowners for violating its rules. The HOA must give the property/homeowner notice and an opportunity to correct the violation. Charges or fees may not exceed $50 for a single offense or $10 per day, for up to 90 days, for any continuous offense. If fees or assessments go unpaid for 60 or more days, an HOA may suspend a member's access to facilities or services. These can include utility services, provided directly through the association, if the suspension does not endanger the health, safety, or property of any owner."

Enforcement Process

1. Reporting Violations: Any member who believes another member has violated a

rule may submit a written grievance to the appropriate committee chair or Board member responsible for that category.

2. Initial Review: The Board member will review the grievance to determine its validity. If they agree a violation has occurred, they will attempt to resolve the issue directly with the member in question.
3. First Notice: If no verbal resolution is reached, a formal letter will be mailed to the offending property owner, requesting compliance with Village East governing documents by a specified date.
4. Second Notice: If no response is received by the specified date and the violation persists, a second letter will be sent via certified mail, again requesting compliance.
5. Board Involvement: Should the member fail to respond by the second specified date and the violation continues, the committee chair will inform the Board of Directors about the noncompliance, detail the outreach efforts made, and propose alternative solutions or request a Board vote to issue a formal fine.
6. Fine Issuance: If approved by the Board, a fine will be issued via certified letter, signed by both the committee chair and the president, in accordance with existing Virginia law.
7. Lien (Last Resort): If, after all of the above steps, the violation remains unresolved and any fines or assessments remain unpaid, the Board may vote to place a lien on the property. A lien will only be pursued as a last resort and requires a separate, formal Board vote.

Fine Structure and Enforcement

The enforcement process will utilize the existing Architectural Guidelines document as the basis for identifying infractions that can be subject to enforcement actions. A designated Board member, working in coordination with the Architectural Committee, will be responsible for assessing enforcement needs and determining appropriate fines based on the severity of each issue, in accordance with Virginia law.

This approach ensures that:

- All enforcement actions are grounded in the established Architectural Guidelines, providing clarity and consistency for homeowners.
- The assessment of violations and determination of fines involves both Board oversight and the expertise of the Architectural Committee.
- Fines can be tailored to the specific nature and severity of each infraction, allowing for a more nuanced and fair enforcement process.

The fine structure will adhere to the limits set by Virginia law, as outlined in the Virginia Law Statement above, while allowing for flexibility in addressing the range of potential violations outlined in the Architectural Guidelines.

Key Safeguards for Homeowners

Here are the most important protections built into the bylaw text above:

- You will always receive notice and an opportunity to correct any alleged violation before being fined.
- Two written notices (the second by certified mail) are required before the matter is escalated to the full Board.
- A fine cannot be issued without a formal Board vote.
- All fines must comply with Virginia law: maximum $50 for a single offense, or $10 per day for up to 90 days for a continuous offense.
- Suspension of services applies only after 60+ days of unpaid fees, and never if it would endanger health, safety, or property.
- A lien on your property remains an absolute last resort, used only if all other steps fail to resolve the violation.