

VWPOA Budget Meeting Minutes
August 15, 2023, 7:30 p.m.
Fire Station #5

The meeting was called to order at 7:34pm.

In attendance: President Michelle McDaniel, Vice President Nicole Ramsey, Treasurer James Trewin; Secretary Sammi Hicks; Pool Chair Ronnie Gilbert.

With all four voting members in attendance, a quorum was present.

Approval of meeting minutes was tabled and will be revisited at the September meeting.

Treasurer's report:

Treasurer James asked for a "clean" copy of the treasurer spreadsheet because the current format is confusing. The board discussed ways to adjust projected spending to account for overages to date and give a more accurate representations of where funding for each line item stands.

Other landscape is over budget. Maintenance & Repair is almost spent for the year. Pool maintenance is currently under budget, but a service call is outstanding due to sand in the pool. The board discussed that some money was rolled over to the reserve fund at the end of 2022 that would, together with budgeted capital expenses for 2023, cover the cost of the wall repairs of the pool. The retaining wall at the pool cost less than was expected so funds can be moved from the reserve fund to cover overages and we would still have the required \$18,000 needed for the reserve fund.

James shared that the water bills were quite a bit higher in the last month. The board was unsure if water usage was increased due to the extreme heat or if water costs have gone up again. There are flow meters to monitor output and there has been no notification of excess output from our sprinkler company., so no leaks are suspected Michelle will discuss with Chris to ask about an increase in watering times.

The board discussed putting Google Drive expenses under the "administrative" budget in the 2024 budget since it makes more sense there than under social.

Vice President's report:

Nicole gave a brief update on where things stood with covenant violations for a handful of homes in the neighborhood.

Secretary's report:

Sammi is preparing the fall newsletter and asked for recommendations regarding content. She will share the process for dealing with covenant violations and will include a brief explanation of each board position that will be up for election in May 2024. She will also share dates for Neighborhood Night Out, seasonal pool closure and the October Budget meeting.

Pool report:

Ronnie has a text in to Southernwinds to follow up regarding a maintenance request that hasn't been addressed. The pool has sand in it and Ronnie assumes it is coming from the pumps. Ronnie will pass on further information once he has it.

Ronnie shared that he had to add water to both the kiddie pool and the main pool. Sammi suggested that the auto-leveler needs to be checked if the big pool is not filling on its own. Ronnie will discuss with Southernwind.

Pest control is coming to the pool on 8/16. There are problems with fire ants and possibly carpenter ants.

The board decided to keep the pool open until after National Night out in early October.

Architecture Committee report:

No committee report provided.

Landscape & Maintenance report:

Unknown to the board, Rocky came out to trim trees on Lake Forest. Since Michelle was not aware that he was coming on that date, she was unable to notify homeowners in advance. A homeowner was angry that a worker went over their fence to retrieve fallen branches and since that owner has threatened violence against the board in the past, Michelle told the tree company not to go onto the property. All other homeowners were notified about the work immediately. Michelle spoke with one of the homeowners about who is responsible for keeping tree branches from touching their roof and Michelle informed them that they can cut branches that encroach on their property from outside.

Sammi asked about a tree in the front of the pool that looks like it is half dead. Rocky is aware of the tree and is watching it. He will either trim it way back or remove it as necessary.

Per Nicole, sprinklers are going off in the middle of the day on Tuesdays and the board discussed that the timers may be off. In addition, some of the new plantings at the Lake Forest entrance look sickly. Michelle will ask Chris to confer with the sprinkler company about these issues.

Capstones still need to be replaced on Virginia Parkway and there is a repair that needs to be done on Virginia (near the corner of Lake Forest) where a vine is growing through the mortar. The mason was injured so these projects were put on hold in the spring, but Michelle will meet with him on 8/16.

Social/Web Committee:

Lorin Hayes has taken over the Social Chair position. Neighborhood night out is October 3rd. Sammi needs to schedule with the city so that police and firefighters will stop by. The board decided to hold the event 5:30-7:30 since it will be getting dark earlier.

Per Nicole, Jason is available to James if he is having any issues with his email. James asked that Jason give him access to the Google account so he can change the payment method to the VWPOA credit card.

Sammi is still getting architecture emails and has texted Jason to ask that they stop being forwarded to her. Michelle will text Lorin and Kari and ask them to get with Jason about their VWPOA emails.

Old Business:

Nicole would like to revisit the prospect of putting a coating on the concrete at the pool house because it is very slick. Nicole will discuss with Kelly to see if he is still willing to do it and will ask about the longevity of the coating if it is in an outside area.

New Business:

October budget meeting set for October 17, 2023 at 7:30 p.m. Place to be determined

Meeting was adjourned at 9:11 p.m.