

VWPOA Regular Board Meeting Minutes

June 25, 2024, 7:00pm

208 Appalachian Way

1. Meeting was called to order by Stephen Hayes at 7:06pm Quorum was established, Stephen Hayes president, James Trewin treasurer, Mark Shelpuk VP, Michelle McDaniel secretary as well as Lorin Hayes Social Chair
2. Secretary:
Approved Minutes from May meeting, James motioned to approve, Lorin gave second and the motion carried. Michelle agreed to have the May meeting minutes uploaded to the website via Jason Ramsey
-BCC the neighborhood newsletter, include the shade structure update, maybe find out the street cleaner schedule, give website link for more sidewalk repair call or email Jeff Moody or fill out online form
3. VP Report:
Mark proposed violations approach for ongoing problems. To send violation letters from the attorney. First certified letters must be sent from the board and then go legal, or go legal immediately?
-figure out format for violation letters
-Mark will work with James on certified letter, 4 owners
-Mark will contact law offices, \$3000 left in this year's budget
-Michelle will forward email violations, especially for the 4 homes
4. Treasurer Report:
James reported that as of May 31, there was \$37,271 in the operating fund, \$38,376 in the reserve fund
-Lawyer costs, 1.3 hours meeting \$585, collection and violation letters.5 \$225, .5 hours \$225 management certificate
-Landscape fees, mulch
-Ronnie, pool misc costs
\$104 annual meeting mailing cost
\$621 catch up on website and email fees
-Accounts receivable-2 homes have not paid at all, no communication. Still waiting on some partial payments. American Homes 4 Rent has no good communication methods,.
-Shade structure, final payment was made

5. Landscape

- a. Chris has a quote for \$5200 for sod at the pool, Roberto our landscaper has a quote for \$1685 (seems like it would be \$1123 for two additional pallets). Unclear what Roberto's quote will cover and if he will do the job Chris expects.
- b. Landscape needs to happen at pool, trim trees before sod gets put down. Not enough sun for any grass to grow. Maybe trees should be trimmed and we should wait to see if the grass there grows back.
- c. Landscape down by park needs to trim down the bushes and trees overhanging the sidewalk
- d. Sprinklers still need to be redone at the pool around the shade structure

6. Pool

- a. Needs plastic cover for auto-fill

7. Social

- a. 4th of July celebration, Thursday July 4 at 10:30, meet at the pool
- b. Door hangers, ask Kari
- c. 11am start the parade
- d. Post on facebook, neighborhood signs
- e. Chili, water, hot dogs, decorations

8. Old Business

9. New Business

Michelle, motion to adjourn meeting, James, second. Meeting adjourned at 8:30pm

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