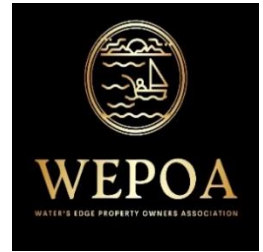


Final Minutes

WEPOA Board of Directors Working Meeting

2/18/21 8-9pm Zoom



- Meeting was called to order at 8:00 pm by Clark Childers.
- 3 Members and all Board of Directors attended.
- Clark Childers moved to approve the 2/4/21 BOD working meeting minutes and Joan Peppers seconded. All board members voted in favor.
- Clark and Scott met with our Attorney for half an hour on 2/11 to discuss options for formalizing the WEPOA relationship with contributing Associations, meeting notification requirements, and other topics:
 - Attorney suggested that we document an agreement between the WEPOA and contributing Associations to ensure clarity of the relationship between both parties. He offered to help us do that. The BOD will consider.
 - Regarding possible board seats, voting rights, etc. for contributing Associations, our governing documents would have to be changed to do that. Approval for such changes is defined in the governing documents.
 - Regarding meetings involving member votes, our documents currently require a 50% quorum. Given the expected difficulty achieving the 50% quorum, we could consider reducing that. He suggested 25%.
 - Members should be notified of all BOD meetings and subcommittee meetings and should have provisions to attend and provide inputs. Member inputs are not limited to agenda topics.
 - Notice requirements:
 - Annual member meeting – 30 days
 - Other member meetings (example Quarterly member update meetings) – suggests not less than 10 days because we have so many out-of-town members (statute is 7 days).
 - BOD and Special meetings (examples are bi-weekly BOD meetings and subcommittee meetings) – 3 days
 - Attorney will terminate HOA contract and start POA contract.
 - Attorney will provide a retainer agreement for our consideration.
- Scott requested the other BOD members provide feedback on the draft document describing the current contributing Association relationship including Q&As. He will add the Newsletter as a benefit.
- Clark reported that he has a Zoom conference with Village Green representatives Sunday, 2/21 at 2pm. The other TWE 4 Associations have made their contributions.

- Joan reported that wepoacontact@gmail.com gets responses after every newsletter – so people are reading it!!
- Discussion regarding future newsletter topics:
 - TWECC updates including McConnell Golf updates, Club news, ways to advocate for the Club
 - Welcoming Committee
 - Covenant education/reminders
 - Boat/PWC lot updates.
- Subcommittee updates:
 - Joan is drafting a document of activities the BOD and subcommittees are responsible for. Once the draft is ready, she will share with BOD and propose a plan for communicating to members to solicit volunteers.
 - Boat/PWC – Clark reported that we have asked trailer owners ID their trailers using the plastic envelopes.
 - Mowing – Evelyn reported that 1 of the 3 contractors we sent bid package to has declined due to labor shortage. The other 2 are still pending.
 - Street Lights – Kim reported that we received another bill from AEP. Like the first one, this was lower than expected. Given multiple accounts, account responsibility change to WEPOA, US mail issues, COVID, etc., it's likely this will sort itself out over time.
 - Clark reported that a Water's Edge Drive street sign is missing. Evelyn will contact WC to find out where to get signs made.
 - Architectural Review Committee:
 - Ron II continues to be on the Architectural Review Committee to help during the transition of full responsibility to the WEPOA.
 - Kim reported that she and Evelyn met with Ron II to discuss the ARC/Covenant compliance resolution process.
 - Kim is now working on a decision tree that property owners will use to direct questions/issues/concerns to the right place.
- Scott asked for feedback on the BOD email addresses structure. Kim to make a proposal based on her experience in other organizations
- Safety topic will be added to the next meeting agenda.
- Scott had drafted a policy regarding new properties that join in Q4. Will include in next meeting agenda.
- A member asked how much the other Associations have contributed. The answer was \$20 per owner.
- Scott moved to adjourn the meeting at 9:05. Joan Peppers seconded the motion. All members voted in favor.