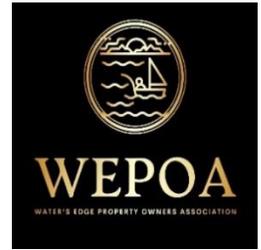


DRAFT MINUTES

WEPOA Board of Directors Working Meeting

2/4/21 8-9pm Zoom



- Meeting was called to order at 8:00pm by Clark Childers.
- 6 Members and all Board of Directors attended.
- Clark Childers moved to approve the 1/18/21 meeting minutes and Joan Peppers seconded. All board members voted in favor.
- WEPOA priorities were confirmed as:
 - Operations (ROW mowing, street lights, street signs)
 - Boat/PWC trailer parking area
 - Covenants Management
 - Architectural Review
 - Financial Management
- Evelyn provided a ROW mowing update – Dave Caldwell is on point with RFPs out to 3 contractors.
- Clark provided a Boat/PWC trailer parking area update – The next step is to communicate to trailer owners that they will need to identify their trailer and that unclaimed trailers are to be removed in July. A method for identifying trailers is being developed. It was emphasized that no boats/PWCs will be allowed due to fuel/oil spill concerns. It was reiterated that we will need to communicate clearly that storage in this lot is at the risk of the owner (WEPOA will not be liable for damage/theft).
- Evelyn communicated that Ron II is still working on activities related to the sale of the club, delaying formal discussions on transferring Covenant responsibilities.
- In the meantime, Evelyn is working to get the logs in the Morgan's Mill ROW moved. Bill West indicated that VDOT will typically pick up fallen trees from the road/ROW
- Discussion that we needed to ensure clear roles and responsibilities for ARC and Covenant management and possible overlaps between the two. Scott agreed to draft a document to attempt to clarify.
- Discussion regarding benefits associated with contributions made by the other TWE Associations. Scott agreed to propose a document describing the relationship with contributing Associations, starting with Clark's inputs.
 - MB made their contribution.
 - GV has made their contribution.

- IGP expects to make their contribution early Feb.
- GC had committed, but has questions.
- VG is under review with their membership.
- The first street light bill was received. 1/3 of a month was only \$19 (~\$60/month, far less than our budget), but it is not clear exactly what is included in this bill. Will look for additional bills and billing details.
- Joan discussed board member roles and responsibilities and the need to document them as well as the work that needs to be done so we can identify gaps and where help is needed.
- Discussion regarding providing clarity to members of what the fiscal year is and when to expect to have to pay for the next year.
- Discussion regarding providing incentive for new members to join in the last quarter of the fiscal year by having their dues cover the next fiscal year. Scott agreed to draft some language for discussion at a future meeting.
- Discussed need for new Recruiting team leader. Clark agreed to solicit a volunteer from the current team.
- Kim communicated her intent that next fiscal year's dues payments will be requested via the newsletter and we will invoice by exception.
- Susan Willis asked about the status of the Equestrian Center and suggested that if McConnell Golf is going to shut it down, perhaps some property owners might be willing to buy it. Clark agreed to talk to John for possible language in an upcoming newsletter. Joan suggests we ask for some of the land for trailer parking.
- Next meeting 2/18, 8pm, Zoom.
- The meeting was adjourned at 9:14pm