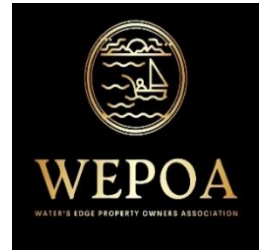


DRAFT MINUTES

WEPOA Board of Directors Working Meeting

3/18/21 8-9pm Zoom



- Meeting called to order by Clark Childers at 8:00.
- All Board members and 4 members attended.
- **Clark moved to approve the 3/4/21 minutes. Joan seconded. All approved. Scott to send to Joan to post on website.**
- No feedback from lot owner on attorney letter.
- The Attorney requested a conference call to discuss the document we requested describing the contributing Association relationship. Evelyn and Scott to send Clark their availability for next week.
- Clark summarized the attorney retainer proposal. Legal team will discuss with Attorney at next week's meeting. Clark will forward the proposal to Joan and Kim for their review.
- All wepoa emails have been created except VP. To be done in next few days.
- Clark reported that Susan Willis is considering leading the membership committee, but wants to better understand the responsibilities. Clark suggested another Club event over Memorial Day.
- Joan provided an update on BOD and Subcommittee R&R. Considering Executive Session in April to discuss.
- Joan updated the group on the Welcoming committee funding request. Based on the discussion, Joan will ask Ashley to re-think the proposal with these ideas (still in development):
 - The tote bag plus goodies might go to all S1-8 developed property owners
 - It's more of a 'Community' Booklet rather than Welcoming Booklet.
 - Soft copy of the booklet will be available on the web site vs. printing a hard copy.
 - The \$1K provisional budget can go toward purchase of the tote bag stuffed with free Chamber of Commerce items. Perhaps just include a 'welcome note' in each bag from WEPOA that offers the website address for the soft copy of the booklet.
- Kim reminded us of her last forecast (January). Revenue is less than plan, but expenses are down further. At that time, she expected us to have ~\$11,000

more in cash at the end of the fiscal year than the budget plan showed. Current balance is \$29,496. She will update the forecast in April.

- Clark provided a Boat/PWC parking area update. A prominent sign and container with supplies are in place. 8-9 trailers have been marked so far. Clark to send picture of sign and container for Joan to put in the newsletter. A member provided some UV-resistant ties.
- Kim reported that we are getting two AEP bills per month. They are now in line with expectation. We did have to put a deposit on both accounts. One is \$34/mo. The other is about \$400/mo. So, essentially on track. We had to put in a \$75 plus \$350 deposit on the accounts
- Clark requested an update regarding the missing Water's Edge Drive sign near 14th tee. Evelyn will order a replacement.
- Kim and Evelyn provided an ARC/CM decision tree update. Evelyn has Kim's draft and is reviewing it with Ron II before proceeding.
- Clark is taking calls from residents regarding downed trees. He has suggested neighbors talk to neighbors to get it addressed and that has worked in all cases so far.
- Evelyn reported that she and Dave Caldwell are planning to sign the contract with D&P for the ROW mowing.
- Evelyn reported that the ARC process is working.
- Discussion regarding the April Executive Session. Legal team will discuss open meeting requirement with Attorney during next week's meeting.
- There were no Member comments.
- Clark adjourned the meeting at 8:50 pm.
- There will be no meeting 4/1, the next meeting will be 4/15/21 at 8:00pm via Zoom.

Zoom Information:

WEPOA Zoom is inviting you to a scheduled Zoom meeting.

Topic: Bi-weekly WEPOA BOD Working Session

Time: Feb 4, 2021 08:00 PM Eastern Time (US and Canada)

Every 2 weeks on Thu, until Apr 15, 2021, 6 occurrence(s)

Feb 4, 2021 08:00 PM

Feb 18, 2021 08:00 PM

Mar 4, 2021 08:00 PM

Mar 18, 2021 08:00 PM

Apr 1, 2021 08:00 PM

Apr 15, 2021 08:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Weekly: https://us02web.zoom.us/meeting/tZEtd-upqjkpG9yUo4p_45e9OPQFB8A-aXbM/ics?icsToken=98tyKuGtrjsoG9CXsxiPRpwMAoiga-vwiHpejfpEqRCxEx8HNwavGdJzFJAnMZXR

Join Zoom Meeting

<https://us02web.zoom.us/j/85002142318?pwd=TDMvZkRaUzFpWGthL2lXSEznaXVJZz09>

Meeting ID: 850 0214 2318

Passcode: 507449

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