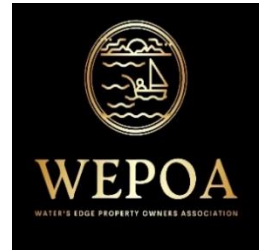


FINAL MINUTES

WEPOA Board of Directors Working Meeting

3/4/21 8-9pm Zoom



- Meeting called to order at 8:01pm by Clark Childers.
- Clark Childers, Evelyn Vaden, Joan Peppers, and Scott Kula from the Board plus 5 members attended.
- **Clark moved to approve the 2/18/21 working meeting minutes. Joan seconded. All Board Members voted to approve.**
- Membership recruiting subcommittee chair position is still open. Clark will first check with Susan Willis and if she declines, Scott will check with Bruce Davis.
- Relationship with other TWE Associations:
 - All Board members agreed with Scott's proposal.
 - Clark will get a rough cost from Attorney for turning the proposal into a formal document to use with the other Associations.
 - VG will consider contributing in the 2022 fiscal year.
- WEPOA Email structure:
 - Clark suggested we go with officer titles.
 - Scott to send instructions to each member this week (Done).
- Q4 Dues Proposal: All board members voted in favor of the proposal. Scott to include in minutes (below) and Joan to include in newsletter.
- Safety: Some have asked for a walking path along Waters Edge Drive. Since WEPOA is not responsible for much/most of Waters Edge Drive, this would require McConnell Golf and/or all 6 Associations to partner.
- Welcoming Committee (Joan):
 - Ashley Jones is Chair.
 - 142 properties transferred since 1/1/20 (all of TWE).
 - Budget request is from \$0 for an electronic information booklet up to \$1000 for a printed package and welcoming gifts. There are options between those.
 - The booklet would be geared toward Section 1-8 with info related to the other Associations (Club info, social media links, emergency info, social clubs, marinas, family/guest fun, etc.)
 - Joan will make a recommendation on which level of support to pursue at the next meeting.
- Mowing update (Evelyn):

- One quote received (D&P) of 3 requested.
- Cost is estimated at \$2200/mowing, but actual cost will be based on an hourly rate.
- Based on weather forecast, we are hoping to be able to delay the start of mowing to April 1.
- **Scott moved to approve the proposal. Joan second. All approved.**
- Boat/PWC trailer parking area (Clark): Forms, envelopes, pencils, and ties will be made available by Monday so people can ID their trailers. Clark to draft email with instructions for Joan to send next week.
- Cool Branch update: Evelyn reported that negotiations continue, but there is no closure yet. She suggested going on-line to look up the Franklin County News post.
- Covenant Management/Architectural Review Committee (Evelyn):
 - Evelyn and Kim met with Ron II to continue to discuss transfer of responsibilities.
 - He continues to approving construction, additions, dock changes on our behalf.
 - All requests should continue go to Willard Construction.
 - Joan and Evelyn work on language for the newsletter.
- Clark raised the need to formalize our relationship with the attorney that WEHOA used in setting up the WEPOA. The proposal was to use Ed O'Connell at Whiteford, Taylor Preston as the WEPOA attorney. **Scott moved to approve. Joan seconded. All board members voted to approve.**
- Member comments - Bill Kite reported that some TWE residents agreed to a 3 yr lease with McConnell Golf to keep the equestrian center open.
- Clark moved to adjourn the meeting at 8:40pm. Joan seconded. All Board members present approved.

Next meeting 3/18/21

Annual Assessment (Dues) Policy for New Member Lots

- **Definitions:**
 - New Member Lot: Lot not previously enjoined
 - Fiscal year: July 1-June 30
 - Q1-Q3 of a fiscal year: July 1-Mar 31
 - Q4 of a fiscal year: Apr 1-June 30

- New member lots joining in Q1-Q3 of a given fiscal year will pay the full annual assessment (dues) for that fiscal year according to their class of membership (A, B, C).

- New member lots joining in Q4 of a given fiscal year will have that fiscal year's assessment (dues) waived. Upon joining, they will immediately become a member in good standing, eligible for all rights and privileges associated with other members. When the following year's assessment (dues) are determined, these member lots will pay that year's full annual assessment.