


# Water's Edge Property Owners Association

## Final Minutes

### Quarterly WEPOA Board of Directors Meeting Monday, April 19, 2021

- The meeting was called to order at 7:00 by Clark Childers
  - All BOD members attended. 9 members attended.
  - Clark made a motion to approve the 3/18/21 Working Meeting Minutes. Joan seconded. All voted in favor.
  - Clark summarized a proposal to change the quorum for member attendance at the Annual Meeting from a majority to 20%. The reason is based on WEHOA history and the number of part-time resident members, we expect issues getting a majority. Scott reported that a notice will go to members with the BOD intent to vote on this Bylaws change at the May working meeting.
  - President's Report:
    - Summary of the BOD team building meeting on 4/9 at Clark's house. Purpose was to go over roles and improve ability to work together and set priorities for the next 4-5 months. Priorities are membership, volunteers for committees we are forming, and covenant management.
    - Mowing went well, lights are on, trailer moving along, but covenant management will be a challenge.
  - Treasurer's Report:
    - See attachment.
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WEPOA 2020-2021  
BUDGET CHART to MI
- No immediate concerns
  - Committee Reports
    - Membership – Clark Childers
      - Will contact new owners via email
      - 5/29 3pm Clubhouse notarizing Joinders
      - Q4 dues waived for new members
    - Boat/PWC Lot – Clark Childers
      - So far, ~20 are tagged

- 40-50 of the trailers are in pretty good shape, the rest are rough
  - Several newer trailers not tagged – concerned about nice trailers that aren’t tagged.
- Operations - Evelyn Vaden
  - Mowing – first mowing complete. We have not received the invoice yet, so don’t know how much time it took vs. our assumptions. Will need 2-3 mowings to get a good idea.
  - Request that people walking the neighborhood help reduce mowing time by picking up trash so mowers don’t have to take the time to do that.
  - Clark reported that the Club mowed more than we expected this time (ROW adjacent to golf course), but we shouldn’t expect it going forward.
- Architectural Review/Covenant Management – Evelyn Vaden
  - ARC – Ron II continues to do this on our behalf. He involves Evelyn when there is an issue, so right now, WEPOA reviews applications by exception.
  - CM – trailers will be a focus area. Team is working on a communication path and method to get them cleaned up from driveways/yards.
  - Next step – CM approvals for doors, paint, roof, etc. Evelyn is working on simple process review/approve.
  - Some people are changing colors without approval – may not be aware of requirement to get approval.
  - Evelyn reported that approval process is quick.
- Legal – Clark Childers
  - Had meeting with attorney 3/26. Attorney is writing a cost sharing agreement for use with the other Associations. Ongoing retainer for \$200/mo includes training for Board. Discussed lot 188, bylaws amendment for 20% member Quorum.
- Website Update – Joan Peppers
  - Re-organized the site recently. Added a number of new major headings/buttons and drop-down menus. Now easier to navigate. Self-help information available, including Points of Contact and Archived newsletters

- So far, we've had ~5300 views from ~1130 visitors.
- Clark reported he is getting a lot of positive feedback from property owners.
- Newsletters – Joan Peppers
  - Future will have a printable version of “go to” contact information.
  - Next Newsletter out in May with future newsletters going to 1/month
- Welcoming Committee – Joan gave a brief update including an outline for a Community Booklet. Proposal will be to make it available as soft copies, with a limited number of hard copies available.

Member Comments:

- Bill Kite
  - Suggests Sheriff Overton can help us with trailer IDs based on Serial Numbers.
  - Village Green is having their meeting Saturday afternoon (including discussion regarding contribution to WEPOA)
  - We need to be sensitive to Jeff Snyder's situation regarding mowing along the golf course. New owner has new guidance that Jeff must follow. If WEPOA did what Club used to do, we'd have to spend \$33K-\$36K per year on mowing vs. our current budget of ~\$22K.
  - Thanked the board for their efforts.
  - Some water shut-offs are sticking up 6-8" above ground. They need to be fixed – may need water authority help.
  - Asked about ~11 flower beds around lampposts that Club will not maintain any longer. We will either have to do that or plant grass. Clark suggested that perhaps volunteers could take this on.
  - Regarding trees in Section 8. Covenants say 14' right of way to be maintained by lot owner, but, we only have a little to mow due to overgrowth. Probably should consider some flexibility on the 14' to minimize mowing costs.
- Lot 65:
  - Evelyn outlined the approach to address lot condition based on proposed letter from neighbors.

- **Scott moved to approve the communication Evelyn was proposing to be sent to the lot owner. Joan seconded. All board members approved.**
- WEPOA will communicate to lot owner w/our letterhead and include the neighbor letter
- We suggest win/win, ask for cooperation
- Go from there

#### Next Meeting Date

- Moving to monthly working meetings
- Next BOD Working Meeting May 27, then last Thursday of each month. Scott to send meeting notice, Zoom link, etc.
- August – Clark targeting to have the Annual Meeting in person at the Club, Ballroom

Once all comments ended, Clark requested a motion to adjourn. Scott made the motion, Joan seconded, and all voted in favor.

The meeting was adjourned at 8:01pm.