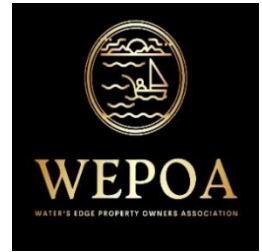


## FINAL MINUTES

### WEPOA Board of Directors Working Meeting

5/27/21 8-9pm Zoom



- Meeting was called to order at 8:00 by Clark Childers.
- All Board members and 4 WEPOA Members attended.
- Joan moved to approve the 4/19/21 Meeting Minutes. Kim seconded and Clark, Joan, Kim, Scott voted to approve (Evelyn experienced a Zoom delay).
- Reviewed the By-Laws change regarding the quorum change from majority to 20%. Minimal discussion. Joan moved to approve, Scott seconded, Clark, Kim, Scott, Joan approved.
- Scott will update group on membership stats, given Q4 joiners with no dues collected (for first year).
- Discussion regarding dues collected for new Members signing up in Q4. Decision was made that any dues paid by members joining in Q4 will be applied toward their 2021/2022 dues.
- The annual meeting will be August 24. The plan is to have it live in the Clubhouse, if COVID protocol allows. 3:30 sign-up, 4:00 meeting.
- Clark – Membership. Another sign-up event will be held Saturday 5/29, 3-5pm at the Clubhouse.
- Joan – Welcoming Committee. Near complete with plan for the tote bags and materials and plan to distribute them. Plan is that most people will use the website for the Community Booklet information to minimize printing costs, but some hard copies will be available to those that prefer it (while supplies last).
- Clark – Boat/PWC Trailer Parking Area. 36 trailers of 73 are tagged, 20 appear abandoned. Reminder that 7/15/21 is the due date for tagging trailers. He is considering sending paper mail by end of June to all TWE property owners to remind people to tag their trailers. Need to consider non-members. Reminder that the trailer parking area priority will be for WEPOA members.
- Evelyn – Operations
  - Mowing – 3<sup>rd</sup> mowing done this week. \$2200 each for the first two mowings. Will request that D&P mow around fire hydrants if possible or determine if we need another way to deal with them. Some are in wooded areas D&P may not be able to safely mow.
  - Working on the missing Waters Edge street sign.
  - Kim reported that the street light cost is about what we had expected.

- Evelyn – ARC. All going smoothly at this point.
- Evelyn – CM
  - Currently getting complaints about tall grass on undeveloped lots. Two lots where neighbors have complained have been addressed by a letter to the owners. Although WC has used Sandy Dillon (540-365-0746) in the past, the WEPOA policy is to not recommend any specific vendors for work done in TWE.
  - Evelyn requested that the board decide timing for enforcement of trailer parking in driveways. And, when do we communicate? Clark indicated we need to move on that quickly. All RVs, boat trailers, etc. should get a letter sooner rather than later. Position is that there are many places nearby where people can store their RVs and trailers. Joan will help with survey and we will use the standard form letters. Give them 30 days from the date of the letter.
- Newsletters – Joan. Recapped newsletter contents. Summarized questions she gets. Reported a number of questions regarding “One TWE”.
- Road Safety – Joan. TWE Dr and S1-8 roads are governed/maintained/regulated by the state, therefore state laws apply. In response to numerous safety complaints from worried residents throughout TWE, a number of reminders were published in WEPOA newsletters regarding vehicle, pedestrian, and bicycle safety. After little/no improvement and additional complaints, the WEPOA BOD solicited volunteers to meet with the Franklin County Sheriff to identify options to improve the situation - and speeding in particular. The Sheriff’s office initiated a 'speed study' to collect speed data to quantify the speeding ‘problem’ in TWE. We have not yet received the results of the speed study.
- Website – Joan. 2020 – Total of 3500 views from 700 visitors. 2021 YTD – 2300 views from 600 visitors.
- 2021 BOD Elections – Clark. Per our governing documents, all BOD positions are up for election at our first annual meeting on 8/21/21. After that, the Class 1, 2, 3 rules apply to provide for an overlap of Board members. So, at this year’s annual meeting, we will have a slate of nominees for all Director positions, with the number of Directors TBD. Between now and then, we will be asking for nominations to the Board.
- Scott – Annual Meeting notification requirements – timing and method. The legal team will consult the attorney regarding email vs. paper mail notification.
- Kim – 2021-2022 budget process and timing. Provided an overview including dues notification as shown below.

<b>WEPOA</b>		
<b>Proposed Budget Process FY 2022</b>		
<b>Due Date</b>	<b>Task</b>	<b>Responsibility</b>
May 31, 2021	FYE June 30, 2021 Forecast to BOD (11 months of actual)	Treasurer
June 1-9, 2021	Solicitation of Initial Budget Input from BOD	Treasurer
June 11, 2021	Proposed Budget to WEPOA Board	Treasurer
June 15, 2021	Proposed Annual Assessment Notice Draft to BOD	Treasurer
June 21, 2021	Budget & Notice Comments/ Revisions to Treasurer	BOD Members
June 24, 2021	Vote to Approve (including fixing the amount of the assessment)	BOD Members
June 30, 2021	Budget Summary Made Available to Members	Treasurer/ Comm Director
June 30, 2021	Email Written Notice of Annual Assessment to Members	Treasurer/ Comm Director
July 1-31, 2021	Annual Assessment Period/ Payment Due to WEPOA	Members

- Attorney suggestions regarding amendments to By-Laws other than quorum changes (typos, meeting notice requirements). We agree with the attorney's recommendation. Legal team will request another amendment.
- Other – Around the Room. Cool Branch – Thursday's Chatham paper reported that Pittsylvania County has raised their contribution to \$12,000 for each of Fire and Rescue and Franklin County matched it, for a total of \$48,000. This is short of Cool Branch's budget needs, but they can draw on reserve funds for a few years to bridge the gap. Franklin County is not increasing now because they are doing a county-wide survey and won't make changes until that is complete. Discussion at the WEPOA Board meeting was how we could help. It was suggested that the WEPOA request TWE property owners (not just WEPOA members) to attend a Franklin County Board of Supervisors meeting with each person asking for 3 minutes to talk. 40-50 people would take a substantial amount of the BOS meeting time and may motivate some action including getting full-time paid staff supporting our area. Bottom line – TWE residents need to go to the county meetings – a high number of us – to influence decisions.
- Member comments – Request for Lot 65 status. Issue is trees, not grass or branches. As of 1-2 weeks ago, no change. More recent reports indicate that brush is being removed, but it's not clear what situation is right now. The WEPOA letter gave the owner 30 days to address it. Evelyn will evaluate date of the letter and see where 30 days, then she will survey the property.
- Next Meetings – Clark.
  - June 24 BOD meeting time:
    - 7:00-8:00pm BOD Working meeting
    - 8:00-9:00pm – BOD Legal Training by Attorney (members welcome to observe)

- August Meeting: Saturday, August 21<sup>st</sup>. Soft drinks, coffee. Sign-in at 3:30, meeting 4-5:30
- The meeting was adjourned at 9:12pm by Clark Childers