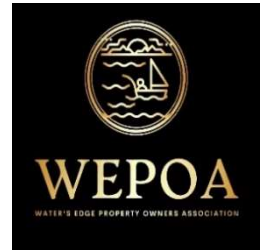


## FINAL MINUTES

### WEPOA Board of Directors Working Meeting

6/24/21 7-8pm Zoom



- Meeting called to order at 7:00 by Clark Childers.
- Attendance: All Board members plus 4 members
- Approval of 5/27/21 Meeting Minutes – Motion to approve made by Joan, seconded by Kim, all approved.
- Review, discussion, and vote on Bylaws amendment to modify per previous announcement – Clark. Scott moved to approve. Joan seconded. All approved.
- Scott outlined 30-day Annual Meeting notification requirements, and need for attorney input to confirm whether email notification is adequate or whether we need mailed notification. NOTE: Subsequent discussion with attorney indicated that if “vast majority” of members could be reached by email, that is adequate.
- Evelyn and Kim reported on trailer parking in driveways. 3 violations are recurring and rest are new. The RV on Sandpiper is on the list. Based on status of trailer parking area, they suggest pushing out the “enforcement” date for trailers until after the trailer parking area has been sorted out. No closure on this topic.
- Membership Stats – Scott reported that database is updated with latest information. There are 201 Class A Equivalents leaving a gap of 19 to our 2020 goal of 220 Class A Equivalents. 252 of the 483 lots in Sections 1-8 have joined so far.
- Membership Recruiting – Clark reported that four new members signed up at the event on Memorial Day. Suggested verbal and other ways to get people to join. Recruiting team is somewhat inactive, but Clark will re-engage them.
- Welcoming Committee – Joan is getting calls from new people asking for information in WEPOA. She is referring people to website and to Evelyn (notary). Reminded us that all S1-8 residents can receive tote bag (not just members). Betty West is active welcoming new residents and giving out WEPOA tote bags. Community Booklet is getting good feedback.
- Boat/PWC Trailer Parking Area – Clark reported that in January, there were 73 trailers there, but today, there are 90 with significant overcrowding. ~20 are old/abandoned/out of commission. 50 of 90 are tagged. So, issue is how to clear out the old and untagged trailers and move the trailers around without room for maneuverability. Need a new plan and approach.

- Operations (Mowing, Lights, Signs) – Evelyn reported that we skipped a week due to dry weather. Looking at other ways to skip mowings to save money. Lighting is all good. Still waiting for the missing Water’s Edge street sign.
- ARC – Evelyn indicates the process continues to run smoothly with no issues. Kim/Evelyn is meeting with Ron on CM topics in terms of who will do what. They will get his recommendations on CM procedures and will roll it out at the July meeting.
- CM – Evelyn. Status of lots with complaints. 3 letters sent this week. Lot 65 said he’s still working on it. Clark visited Lot 65 and is getting Bartlett’s to quote chipper to remove to forward to owner. D&P estimated what they would do, but not until Winter and does not include cutting down dead trees. Little apparent progress since letter sent 2 months ago. Evelyn planning to look at all lots and determine which need attention and make sure we are not picking on a particular lot owner.
- 2022 BOD Elections – Clark. Annual meeting on 8/21 (Saturday) 4-5:30. Light refreshments, Ballroom. Suggests mentioning that we are soliciting nominations for the Directors for August meeting. Clark will call a meeting to discuss BOD election for mid July.
- 2022 Budget – Kim presented a proposal. After discussion, the trailer parking dues were increased and legal fees were decreased in order to preserve the cash balance in the bank account. Clark moved to approve the revised budget, Scott seconded, all approved.
- There were no member comments.
- Clark proposed an additional meeting ~7/15 for the Annual Meeting Planning Session prior to the next regularly scheduled working session on July 29. Scott to schedule.
- The standard BOD meeting was adjourned at 8:02pm, followed by the training session provided by the attorney. That session was adjourned at 9:02pm.