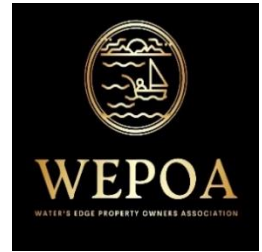


# MINUTES

## WEPOA Board of Directors Business Meeting

7:00 PM May 19, 2022

### Cool Branch Rescue Squad



1. Attendees: Roger, Scott, Kim C, Kim T, Susan, Linda, Clark, Bill, Evelyn.
2. Meeting was called to order at 7:00 by Roger Jefferson.
3. Old Business:
  - a) Motion to approve 1/10/22 Meeting Minutes made by Susan and seconded by Kim C. All voted to approve
  - b) Scott Kula reported on membership statistics – 271 members (added one in May):

	All Sections			
	All	A	B	C
Section Lots	482	246	147	89
Signed & Paid	271	176	49	46
% of Lots Signed	56%	72%	33%	52%

**Susan Pope will follow up with Bednarz on unpaid dues.**

- c) Scott Kula requested a motion to approve Bill Kite as chair of Database Committee. Motion made by Scott and seconded by Susan. All voted to approve. **Scott will update the committee list.**
4. Committee Updates:
  - a) Boat/PWC trailer parking area update – Clark Childers/Bill Kite
    - 7 trailers with unknown owners, 45 open spaces remain
    - Bill working to put up a gate and chain when the sign goes up.
    - Kim T will re-send reminders for unpaid trailers.
    - **Committee needs to decide what to do with people who have not paid after “x” reminders.**
  - b) ARC/CM – Evelyn Vaden
    - ARC going well. Website updated with correct pricing.
    - Talking to Ron II on paint color and tree cutting approval history to better understand past practices.
    - Boat trailers in driveways being addressed.
    - Evelyn sending Covenant Management violation letters and following up on reported issues as she learns of them.
    - **Scott will add ARC/CM decision tree in disclosure packet.**
  - c) Operations – Evelyn Vaden, Bill Kite

- Flowers around the lights – discussed alternative approaches because last year’s volunteers unable to help this year.
- A number of street signs recently stolen. Historical vendor no longer supplying them – looking for alternatives.
- Bill provided update on street lights. Still a few out, but making great progress.
- Trouble getting silver fire hydrant paint due to “supply chain” issues – working on it.

d) Database – Bill Kite

- Elizabeth and Karen Kite working to upload available data. Goal is it is ready by 4<sup>th</sup> of July so we can invoice for 2023 dues.

e) Marketing / Communications – Kim Cassada

- Next newsletter will say more about what members get for their dues. **Kim T. will propose a contribution for the newsletter.**
- Need volunteers for Mackenzie house tour for Oct 7-8-9. Need 50 volunteers – request that Kim C. include that in newsletter.
- Cool Branch: Oct 6-7 – Cool Branch auction and golf tournament (golf on 7th). 5 paid positions. Got additional volunteers and working on more EMTs and Drivers so we can bill.

f) Welcoming/Membership – Linda Simpson, Susan Pope

- Have fallen behind on recruiting initiatives (MYN, other).
- Nothing to report on welcoming committee.

5. New Business

a) Review and approval of FY 2023 budget and assessments – Kim Thompson.

- Kim reviewed budget proposal per mailing.
- Discussion to reduce other association fees from \$30 to \$20 until benefit of Wild Apricot understood and appreciated. Will reduce Misc Reserve/Improvements to compensate.
- Kim T. made motion to approve amended budget, Clark seconded, all approved.

b) Review and approval of FY 2023 PWC/Boat trailer fees – Clark Childers

- Clark proposes that for 2023, we move to \$150 for single jet ski trailers/\$250 for non-member. Double PWC trailers will pay same rate as boat trailers. Clark moved to approve, Susan seconded, all approved.
- **Committee with Kim T will develop proposal regarding fiscal year vs. calendar year billing.**

- c) Review and approval of updated Election Process – Scott Kula.
- Scott proposed we add language to the effect that: consistent with Article 5, Section 8 of our by-laws, “If the number of nominees does not exceed the number of Director openings, openings will be filled by majority vote by ballot of the remaining members of the Board of Directors at a special meeting which shall be called for that purpose” and we use the Annual Meeting for that purpose.
  - Scott also suggested we simplify the election process by having all Director nominations due by July 15 so they appear on the ballot and proxy and we do not allow any more nominations after that. This prevents the election committee from going through all the voting logistics unless needed.
  - Motion to approve the Election Process with these changes was made by Scott and seconded by Susan and Clark. All voted in favor.

- d) Review and approval of updated Newly Enjoined Lot Assessment policy – Scott Kula

- Proposed update pro-rates first-year dues by month.
- Motion to approve made by Bill, Kim seconded. All approved.
- Document was revised for implementation at beginning of next fiscal year 7/1/22.

6. Member comments – no members present.

7. Next Meeting – Roger

- Annual meeting date set for August 20, start time 4:00.
- Scott to send out a draft agenda based on last year’s annual meeting.

8. Meeting was adjourned 8:15pm.