

# Water's Edge Property Owners Association

## Annual Meeting

Saturday

August 20, 2022

3:30pm – Registration

4:00pm-5:30pm – Meeting

Water's Edge Country Club Ballroom



# WEPOA 2022 Annual Meeting Agenda

Affirmation of Quorum

Call to Order

Director Election Overview

Board Introductions

Treasurer's Report

## Committee Reports

Membership Update

Cool Branch

PWC/Boat Trailer Parking

Software Implementation

Legal

Architectural Review/Covenant Mgmt

FYE June 2023 Board Priorities

Member Q&A (30 min)

Adjourn

Scott Kula

Roger Jefferson

Roger Jefferson

Roger Jefferson

Kim Thompson

Susan Pope

Kim Cassada

Bill Kite/ Clark Childers

Bill Kite

Clark Childers

Evelyn Vaden

Roger Jefferson

Board of Directors

Roger Jefferson



# 2022 Director Election Overview



- WEPOA's Board consists of 9 members
- Two Directors are rotating off for FYE 2023
- Two nominations received
- One director continuing in a different capacity
- No election required

# Board of Directors Introduction



- Officers
  - Roger Jefferson, President (plus Legal Committee)
  - Bill Kite, Vice President (plus Operations & PWC/ Boat Trailer Parking)
  - Kim Thompson, Treasurer & Risk Management (plus Legal Committee)
  - Scott Kula, Secretary (outgoing officer)
- Committee Chairs & Members
  - Evelyn Vaden- Architectural Review and Covenant Management
  - Susan Pope, Membership
  - Kim Cassada, Communications Director & Cool Branch Liaison
  - Linda Simpson, Membership (outgoing)
  - Clark Childers, Legal and PWC/ Boat Trailer Parking (outgoing)
- New Appointed Directors
  - Jim Weaver
  - Mark Hamilton

# Treasurer's Report- Comments



- Revenue for FYE 2023 expected to be \$69k (double FYE 2021)
  - Upgrade common property to rent PWC/ Boat trailer parking spaces
  - Membership increase from 254 to 286
  - Small assessment increase on Class A and B lots
- Expenses are planned at the same level as revenue with notable outlays being:
  - Mowing - 49% of Budget
  - Other property aesthetics/ improvements (flowers, trailer lot, lights, street signs, lamp posts) - 24% of Budget
  - Administrative enhancements- Software and Cyber Insurance
  - Cool Branch Donation
- FYE 2023 Assessment will be billed once the software is fully implemented

# Treasurer's Report- FY 2022 Budget vs Actual



	BUDGET FYE 2022	ACTUAL FYE 2022	BUDGET FYE 2023
<b>Cash Balance- Beginning</b>	<b>9,239</b>	<b>9,646</b>	<b>17,043</b>
<b>Revenue:</b>			
Annual Assessment- Members	38,980	37,183	43,695
Other WE POA Contributions	2,800	2,800	2,800
Boat/PWC Trailer Lot Fees	18,000	11,330	18,900
Other/ Donations	-	-	3,000
<b>Total Revenue</b>	<b>59,780</b>	<b>51,313</b>	<b>68,395</b>
<b>Expenses:</b>			
Mowing (14X)	30,800	23,050	33,600
Electric	5,100	4,859	5,700
Improvements (Signage/ Lights/Flowers)	2,500	1,625	12,000
Administrative/ Legal Expense	17,280	11,164	11,792
Donations	-	-	1,000
Boat/ PWC Trailer Lot Expenses	3,000	3,000	4,500
<b>Total Expenses</b>	<b>58,680</b>	<b>43,698</b>	<b>68,592</b>
<b>Cash Balance- Ending</b>	<b>10,339</b>	<b>17,261</b>	<b>16,846</b>

# 2022 WEPOA Membership Update



## Why be a POA Member ?

- To maintain property values & the continuation of the integrity of the neighborhood.
- Help fund the maintenance & cost of mowing, streetlights, street signs and safety measures within Sections 1 - 8.
- Increase membership by educating and informing new neighbors of the importance of joining the WEPOA.

# Membership Team

- WEPOA membership committee- Linda Simpson & Susan Pope

- Section Leaders:

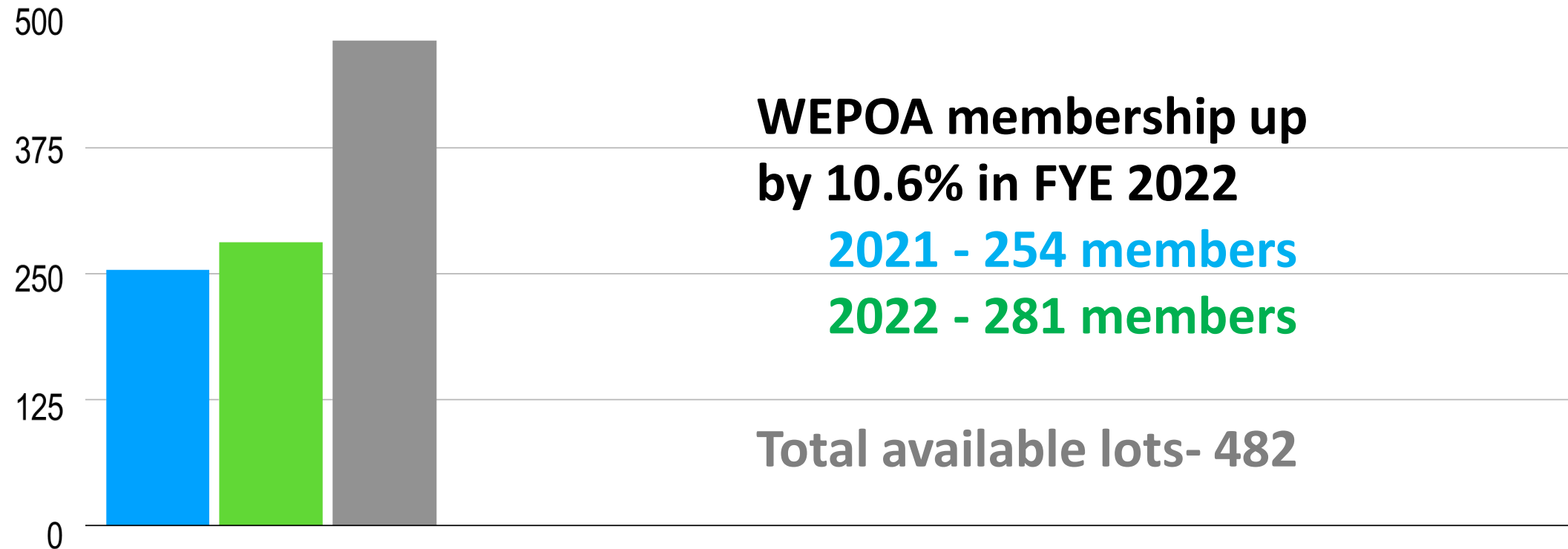
1. Susan Pope
2. Lee Cassada
3. Susan Willis
4. Sue Elwell
5. Susan Willis
6. Evelyn Vaden
7. Clark Childers
8. Bruce Davis

**FYE 2022 Team Goal:  
Increase membership by 15%**





# WEPOA Membership Opportunity



# Membership



Thank you for being a POA member and supporting The Water's Edge!

Please encourage new neighbors to join!!!

# Cool Branch Fire And Rescue

**TIFFANI MATHERLY CAPTAIN**

**P.O. 54**

**3060 Smith Mountain Road**

**Penhook, Virginia 24137**

**434-927-5050**



Our Captain has diligently worked on our efficiencies within the Rescue Squad. We are now receiving Recovery Money from billings, which has afforded us the ability to hire an additional driver that will work a 36-hour shift and an additional EMT to work a 12-hour shift.

We are a long way from 24/7 coverage, but we are working towards a much more responsive and cohesive team of volunteer and paid professionals.

## **Part-time Paid Emergency Personnel**

Mike White	36 hr Paramedic
Josh Ball	12 hr Advanced EMT
Jonathan Smith	36 hr EMT
Whitney Ball	12 hr EMT
Jared Mandy	10 hr EMT
Tiffani Matherly	36 hr EMT

Mike, Josh and Jonathan are also firefighters that respond on trucks when fire calls come in.

# Cool Branch 2023 Goals

- Meet and surpass our payroll goal to keep our 4-year Paid EMT plan in place and move it forward each year.
- Repair the bottom portion of the Cool Branch Fire and Rescue parking lot. Two companies have quoted- **\$20,000.00**
- The Fire Department would like to purchase 4 dry suits for Search and Rescue operations. We have 5 or more in 2022.
  - We need to be equipped with appropriate and safe suits- **\$5,500.00**
- Donations help to fund these type of expenditures



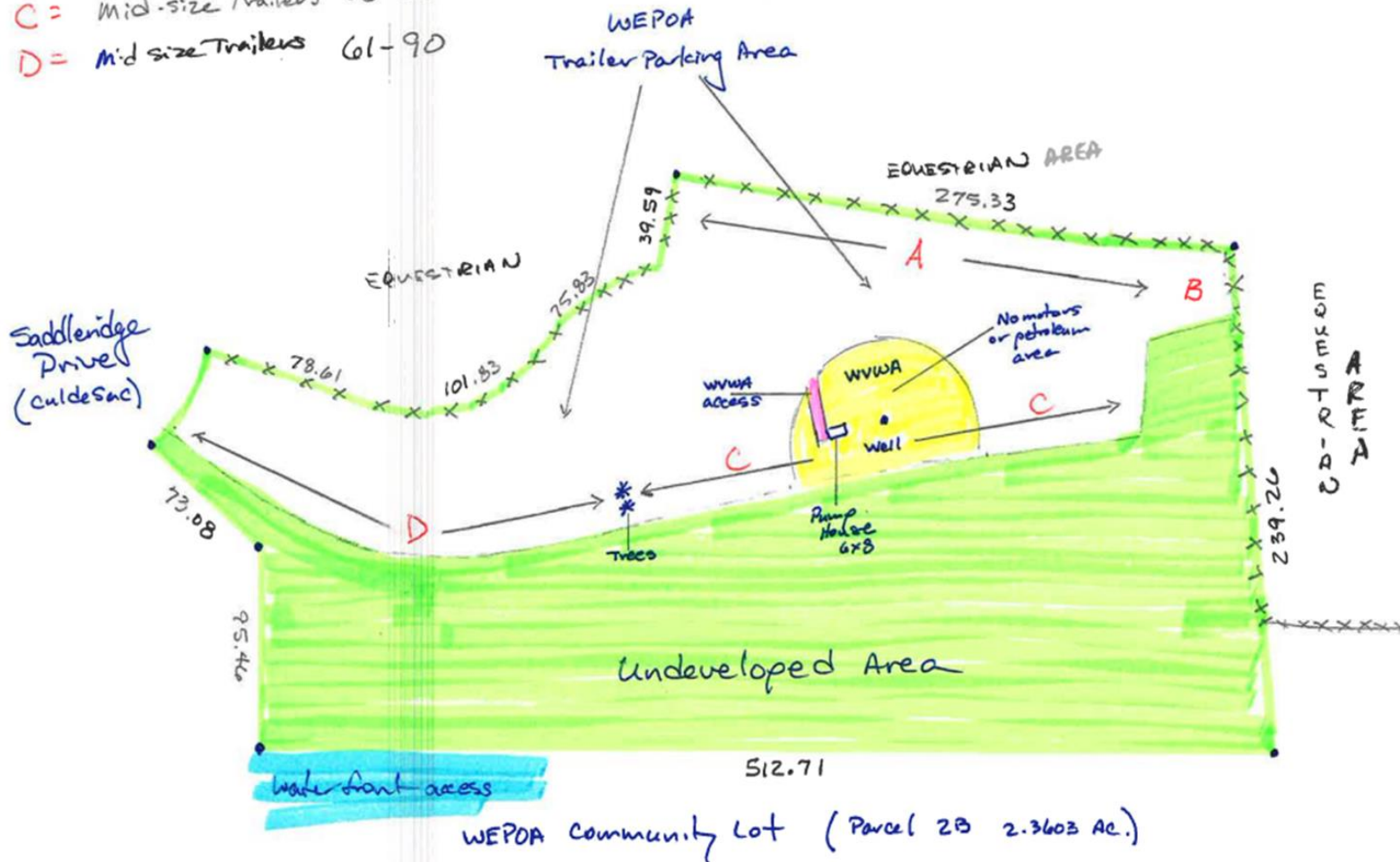
# PWC/Boat Trailer Parking



- The WEPOA common property, acquired at formation from Willard, was formerly used as a PWC/ boat trailer parking area. It was unkept and inaccessible. The BOD viewed this as an opportunity to generate revenue, remove trailers from properties, and provide a convenience to members.
- The BOD appropriated approximately \$20,000 to upgrade the WEPOA common property for continuing use as a PWC/ boat trailer parking area.
  - Graded lot and paved with gravel
  - Organized to provide 90 ACCESSIBLE spaces
  - Removed old, abandoned trailers
- Annual revenue at full capacity projected at \$25,000
  - FYE 2023 = \$18,900 rental + \$3,000 sales proceeds on abandoned trailers
  - Members/member affiliates- \$300 boat/ \$150 PWC per year, per space
  - Non-member- \$500 boat/ \$300 PWC per year, per space
  - Spaces currently rented = 60 as of August 11, 2022

# PWC/Boat Trailer Parking (cont'd)

- A = Large Trailers 1-26
- B = PWC Trailers (single only) 27-35
- C = Mid-size Trailers 36-60
- D = Mid size Trailers 61-90



# The Water's Edge Community Intranet



Our objective is to provide the Water's Edge Community with usable information while promoting public and personal safety.

We utilize a special software package that let's nonprofit associations, like WEPOA, maintain information that will provide:

- Community alerts
- A secure community intranet
- Invoice automation
- Event and meeting management
- Website building
- a community database
- a mobile app

\*Powered by Wild Apricot

## What kind of processes and procedures do we use to ensure security?

WildApricot's hosting provider, **Amazon Web Services (AWS)**, is the world's largest cloud provider, offering the most robust and reliable platform.

- AWS is a secure, durable technology platform with industry-recognized certifications and audits: **PCI DSS Level 1, ISO 27001, FISMA Moderate, FedRAMP, HIPAA, and SOC 1** (formerly referred to as SAS 70 and/or SSAE 16), **SOC 2 and SOC 3** audit reports.
- The AWS infrastructure puts strong safeguards in place to help protect customer privacy. All data is stored in **highly secure AWS data centers**.
- AWS storage solutions deliver **highly scalable, durable, and reliable cloud storage** with robust data protection.

Currently, the main WildApricot solution is distributed over one AWS Region with at least **three Availability Zones (data centres)**. All backups are delivered to separate regions. WildApricot uses a set of high reliable services/solutions provided by AWS. We constantly improve and expand our services, applying best efforts to provide our customers with high level of services.

**WildApricot payment systems** use a high grade of hosting at **Armor**, the leader in secure cloud hosting, capable of protecting sensitive data and brand reputations of the world's biggest enterprises. We use two data centers located in **Dallas, TX** and **Phoenix, AZ** to provide a very reliable solution.

In addition, here is an outline of WildApricot's own backup and testing procedures:

- All WildApricot customer data is **fully backed up** nightly to the Amazon S3 datastore
- We have **24/7 infrastructure monitoring** of all our customer sites (meaning that if something fails, we immediately get notified by email, SMS and other alerting systems)
- We regularly test our **disaster recovery procedures** to make sure we can recover data quickly in the event of a problem
- Our database reliability is ensured by **SQL server failover clustering solution**

As well, our software development process includes security testing phase and detailed checklists.

# The Water's Edge Community Intranet



The Water's Edge Community

Log out

Enter search string

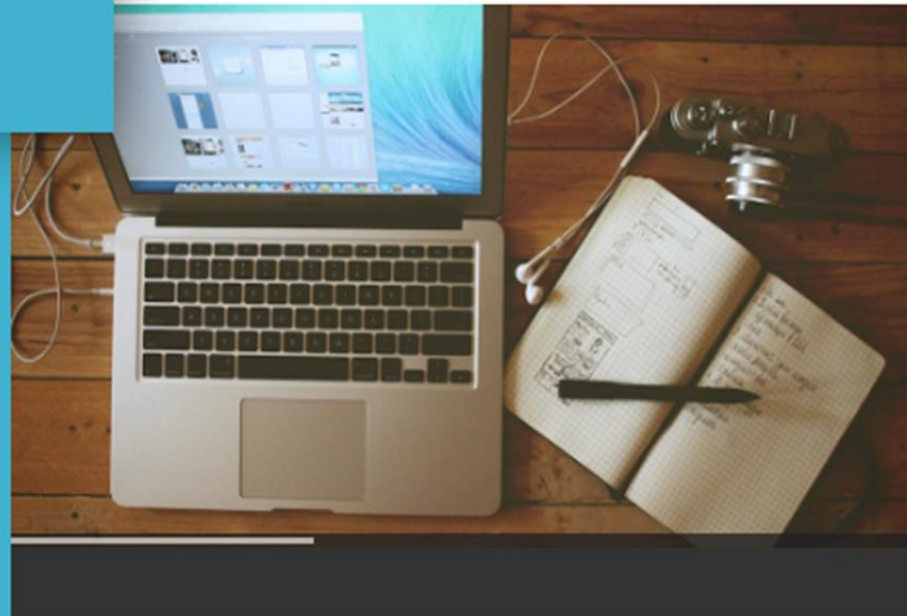


Home Events Directory **Forums** News Login Contact

Professional forum

Social forum

Welcome to The Water's Edge Community by Wild Apricot. It's purpose is to serve our community with information and to promote public and personal safety in as secure a manner as is possible! As we learn how better to communicate with the six property associations within The Water's Edge Community, we ask each of you to verify your information and to keep it updated. Each of the POA's within our community strives to protect our families and guests as well as the investments each of us has made in becoming residents of The Water's Edge Community. Safety is paramount in our community. Communication is essential.





# The Water's Edge Community Intranet



How to get started?

- Visit <https://watersedgecommunity.wildapricot.org>
- Click 'Forgot Password' and follow the prompts
- Visit <https://watersedgecommunity.wildapricot.org/Sys/Profile> to update all your contact information

Contact [kite.elizabeth@gmail.com](mailto:kite.elizabeth@gmail.com) for assistance getting connected!

The Water's Edge Community

Login

Login > Login

**Please log in to continue**

Please login to continue to the page you have requested.

Log in with Facebook

Log in with Google

Email

Password

Remember me

[Forgot password](#)

# Legal Update

- Change in Legal Firm



# Architectural Review / Covenant Mgmt



## Architectural Review

- Seeing a lot of new construction, additions, fire pits and landscaping
  - All of these items require approval of submitted plans with payment *prior to beginning improvement project*

## Covenant Management

- Responsibilities:
  - Committee Members- Evelyn (Chair), Bill Kite and Susan Pope
  - Mowing of the roadways within Sec 1-8 - Dave Caldwell
  - Trash pick up on Water's Edge Drive - Chris John
  - Replacing street lights in Sec 1-8 - Bill Kite
- Lots – bush hogging
- Stamped concrete

# Covenant Management Update

- Stolen Street Signs – work in process for new ones
- Changing of Paint Colors – education, guidelines & approvals
- Fencing – guidelines & approvals
- Vacant lots – asking lots owners to clean-up
- Flowers- planting around signs



# FY 2023 WEPOA Board Priorities

- Membership – Add 17 members in FYE 2023
- Trailer Parking Area – fully lease spaces
- Develop communication system for all TWE POAs
- Empty lot clean-up campaign
- Educate residents and visitors on community safety





# Member Q&A