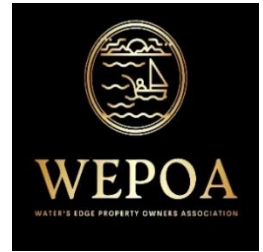


DRAFT MINUTES

WEPOA Board of Directors Business Meeting

7:00 PM August 30, 2022

Cool Branch Rescue Squad



- The meeting was called to order at 7:00 by Roger Jefferson. Roger thanked the Board for their work the past year.
- All Board Members and 4 WEPOA members attended.
- Nomination and Election of Officers:
 - President: Roger Jefferson nominated Bill Kite, Susan seconded, all voted in favor.
 - Vice-President: Bill Kite nominated Jim Weaver, Kim Cassada seconded, all voted in favor.
 - Treasurer: Scott Kula nominated Kim Thompson, Kim Cassada seconded, all voted in favor.
 - Secretary: Kim Cassada nominated Scott Kula, Susan Pope seconded, all voted in favor.
- Bill Kite:
 - Thanked the Board for what's been done over the past few years
 - Described path forward to make board more effective:
 - Strengthen committees by adding non-board members.
 - Prioritize committees to focus on key needs.
 - Path forward is to agree on committees and only have the committees come to board to approve recommendations.
 - Priorities – see below.
- Approve minutes from BOD Business meeting on May 19th and from Annual Meeting on August 20: Roger Jefferson moved to approve, Susan Pope seconded, all voted in favor.
- Discuss and change or confirm current policy of refusing donations as a source of revenue.
 - Recapped reasons not to accept donations – primarily was to drive membership. Discussed whether we should accept/solicit donations for specific funding needs – example street light replacement.
 - Decision was made that a committee would be formed to evaluate and make a recommendation regarding recommendations.

- Priorities – the following potential topics were proposed for Committees/priorities. Bill Kite will send the list to Board Members to get their feedback on priorities and to solicit volunteers to sign up for Committees.
 - Wild Apricot – dues billing update for next newsletter, clean up database, identify and train users, decide future of Kula/Lee databases
 - Safety
 - Membership
 - Simplify lot fee structure
 - Invoicing – Dues, trailers
 - Electronic Collections
 - Enjoining future tracts (S8, 9)
 - WEPOA Policies/handbook
 - Formalize Board member responsibilities – document scope and process for addressing issues/violations
 - Defined WEPOA responsibilities from governing documents:
 - ROW Mowing – Caldwell
 - Street Signs
 - Street Lights
 - Architectural Review/Covenant Management
 - Trailer parking area
 - Legal – get the attorney’s input on governing documents, recommend improvements, recommend approach for taking legal action as needed to enforce governing documents
 - Administration – path forward for handling administrative requirements (Scott’s list) as he is only planning on a 1-year term.
 - Fire hydrant painting
 - Approach for dealing with lots B, C and Section 9.
 - Appearance improvements of S1-8 community??
 - Strategy
- Other new business – none.
- Member comments – none.
- Next BOD Meeting – Bill will ask Board members for preferred meeting dates, avoiding Monday/Tuesday.
- Jim Weaver moved to adjourn at 8:15, Roger Jefferson seconded, all voted in favor.