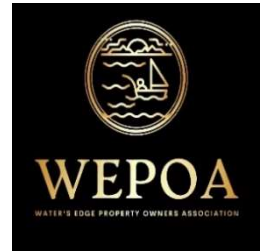


DRAFT MINUTES

WEPOA Board of Directors Business Meeting

7:00 PM January 19, 2023



- Meeting was called to order at 7:02pm by Bill Kite.
- Attendees were: Cassada, Hamilton, Jefferson, Kite, Kula, Pope, Thompson, Vaden. Weaver not able to attend.
- Thompson moved to approve the minutes from the 8/30/22 Business Meeting as published in the meeting notice. Cassada seconded, all approved.
- Thompson gave the Treasurer's report (figures below rounded off for simplicity):
 - Bank balance of \$28K.
 - Invoicing done via Wild Apricot which is really helping with recordkeeping and on-line payments.
 - 254 invoices sent, totaling \$59K. Budget was \$3K higher due to higher boat trailer rental assumptions.
 - 111 invoices totaling \$24K paid so far including 60 paid on-line. Unpaid invoices of \$35K will require second notice.
- Thompson requested a change to the 2022-2023 Class B Annual Assessment from \$125 to \$120 to reconcile the budget (approved at \$125) with the Wild Apricot invoices (sent out in error at \$120). Since there are 51 Class B properties, the impact is \$255, so she preferred we modify the approved amount as opposed to invoicing for the other \$5. Kula moved to change the Assessments as requested. Cassada seconded. All voted in favor.
- Thompson requested direction regarding billing the other Associations for the \$20 per owner as was done last year. Kite agreed.
- Committee Introductions (Chair & members) and Updates:
 - Nominating Committee (New board members and terms) – Jefferson (chair). Update – looking for more members.
 - Covenant Management / Arch. Review – Vaden (Chair), Hamilton, Weaver. No update.
 - Operations – Pope (chair). Update – Street signs the county provided were too big, so they had to be remade and we now have them. Plan to get the frames made in next couple of weeks. Need clarification on who will install.
 - Legal – Kula (chair), Thompson. Update – Board Training to be March 2, 7pm. Kula to pursue if can be in-person. Also will solicit inputs on legal topics and find out fee structure and report to Board.
 - Gov't Affairs – Weaver (chair) with Linda Simpson and Dave Elwell. No Update.
 - Marketing/Communications – Cassada (chair). Update – seeking support from section leaders.
 - Welcoming – Hamilton (chair) with Pope. No update.
 - PWC/Boat Trailer Parking Area – Kite (chair), Larry Coltraine, Mike Turner. Update – signs posted, chain installed.
 - Database – Bill (chair) with Elizabeth, Scott K, Bill Lee, Kim T, Kim C., Clif Wade. Update – Wild Apricot continues to be a work in progress.
- Kite listed the Section Leaders. Vision is that these folks are contact for members in each section, then takes issues to Board to be addressed as needed. Planning to deliver training

for membership recruiting. These roles are effective immediately, though training will be after Board meeting.

- Section 1 – Linda Simpson
- Section 2 – Lee Cassada
- Section 3 – Susan Willis
- Section 4 – Sue Elwell
- Section 5 – Susan Willis
- Section 6 – Sharlene Hughes
- Section 7 – Clark Childers
- Section 8 – Bruce Davis
- Kite recapped the WEPOA '22-'23 Priorities as:
 - Membership Growth (482 potential lots, 283 signed up, leaving 199 opportunities). Kula reported 73% of Class As, 37% of Class Bs, and 55% of Class Cs, for a total of 59% signed up.
 - Covenant Management
 - Wild Apricot construction and build-out including 2022-2023 Invoicing
 - Safety
 - And then 8 more once sufficient progress is made on the first 4.
- Old Business
 - Street light repair status – all but 2 repaired. Any others should be reported to Section Rep. Cassada reported two more out and will send to Pope.
- New Business
 - Boat launch @ Golfer's Crossing – Hamilton. Top and bottom sections are separated and there's a drop-off between them. Built on land, installed, now washed out. No easy way to fix. (After the meeting, it was determined that The Waters Edge Community Dock Association owns the launch). Discussion regarding how to warn people about using it as some believe trailer and/or vehicle damage could result. Concerns about liability in WEPOA getting involved in that, so we will need to talk to the owner about the concerns.
 - Kite reported that a number of residents in the community offered their time to help the community.
- Member Comments – none.
- Kula moved to adjourn the meeting at 7:55pm. Vaden seconded. All voted in favor.