

VWPOA Special Assembly Meeting  
May 27, 2021, 7:30pm  
200 Appalachian Way

Meeting called to order at 7:38 p.m.

In attendance: President Michelle McDaniel; Vice President Nicole Ramsey; Treasurer James Gibbs; Secretary Sammi Hicks; Welcome Committee member Kari Gibbs; Homeowner Rick Downing.

Election:

All four voting members were in attendance. Eight proxy forms were received from: Thomas and Sonna Johnson; Gary Heisey; Bill and Heidi Nagel; James Burke; Larry and Rebecca Anthony; Jianing Deng (Amy Yaun); Shaun Gilbert; and Elaine Boden. With the members present and the eight proxy forms, the required quorum of 10 homeowners was established and a vote was called for the treasurer position. With the proxy forms and votes from those present, Rick Downing was unanimously elected to become the next board treasurer. Sammi will change the filing with the state of Texas. Rick and James will go to the bank to add Rick to the account and take James off.

Treasurer's Report:

James provided an update on dues before his departure from the board. He will work with Rick to transition from the role and get Rick up to speed on his responsibilities.

All homeowners have communicated with James regarding the 2021 dues. There are three homes outstanding on dues. Two are on a payment plan and one who just spoke to James today is a new homeowner and thought his dues were paid at close of escrow so he had been disregarding the notices. He states he will pay his dues ASAP and the board has agreed to waive his late fees this year. James will finish up with the collection of dues since he has previously been communicating with homeowners.

Old Business:

The new pool chairs haven't shipped yet. Michelle will call for an update after the holiday.

Michelle spoke to the City about the fence between the pool and Phil West's home. The city verified via email that the new fence can serve as the pool barrier, but the board is still worried about the large gap between retaining wall and the fence and discussed various options for addressing it, as board members are worried about it not passing future pool inspections with that gap. In addition, there is concern about the potential for liability if someone were to get hurt as a result of the gap. The board wants to verify the location of the property line in relation to the new fence and retaining wall. Michelle will measure as per the plat map provided by Phil West. If there is not clarity, they will pursue efforts to find the buried stake in order to verify the location of the property line and will proceed thereafter. In addition, the board will contact the POA's insurance company to discuss the issue to ensure that there are no specific circumstances that may affect coverage.

Southernwind has not yet repaired the leak of the pool pump. Michelle will have Ronnie follow up to find out the status of the repair. In addition, the pool still needs a new Shepard's hook pole.

Sammi will establish a tax-free account with Amazon and order the park equipment in preparation for the proposed June 12<sup>th</sup> neighborhood workday at the park. This expense has previously been approved by the board.

The meeting was adjourned at 8:39 pm.