

VWPOA 2021 Annual Meeting
May 1, 2021, 2pm
Neighborhood Pool

Meeting was called to order at 2:06 pm.

Board/Committee Attendees: Michelle McDaniel, president; Nicole Ramsey, vice president; James Gibbs, treasurer; Sammi Hicks, secretary; Chris Doran, landscape and maintenance chair; Larry Anthony, building and architecture committee chair; chair; Kari Gibbs, welcome committee. Homeowners: Steve & Sandy Sahagian; Qiong Qian; Elaine Boden; Ralph & Teresa Riley; Kelly Brown; Gary Heisey; Rick Downing; Kristina Nasri; Eileen Beato; Robert King; Bobby Loughbridge; Shabana Chowdhury; Brian & April Stephens.

Owners from eighteen homes were in attendance, so a quorum was established. (There must be at least ten for a quorum.)

Nicole Ramsey motioned, Kari Gibbs seconded and the 2020 annual meeting minutes were approved as written.)

President Michelle McDaniel introduced the executive board members. She explained that the board's goals were to increase communication and do a good job maintaining the neighborhood. She explained that James Gibbs' position is up for election this year and he has chosen to step down. Michelle also introduced the committee chairs and explained a little about what each of them does.

Treasurer Report

James reviewed 2020 finances. He reminded homeowners of the 2019 pool remodel and the depletion of the reserve fund, which resulted in the necessity of an increase in dues to replenish it to the required \$18,000 balance, which will occur over two years. A total of \$15,000 was raised from 2020 dues and the remaining \$3,000 will come from 2021 dues. For 2020, budgeted operating expenses were \$63,415. Our actual expenses were \$65,296, as we had expenses from a car accident that caused damage to neighborhood structures. Insurance payments were received in 2021 and those covered the cost of the overage. James explained that in the past few years, the neighborhood has seen significant water expenses due to sprinkler leaks due to ageing systems and especially due to damage that occurred when Virginia Parkway was widened. The board has since hired a new sprinkler company that is performing monthly sprinkler checks and as of the date of the annual meeting, the water bills have been under control.

For 2021, the dues remained the same (\$675). The reserve fund will be completely replenished. There will also be \$10,007 for capital expenditures. \$3,994 of that will be for a new set of pool chairs. The others are for replacing the wooden pool fence and getting new park equipment.

Lastly, James explained that PayPal will not be an option for payment starting with the 2021 dues. Zelle will be available for electronic payment and it is free.

Landscape & Maintenance Report

Landscape Chris Doran explained that there is a new landscape and also a new sprinkler company on board for the neighborhood. He also went over the various bushes and trees that have been replaced. President Michelle McDaniel explained to homeowners that a lot of the planting of bushes and flowers is done by Chris himself and asked homeowners to please volunteer to help out if they're so inclined.

Pool Committee Report

On behalf of pool chair Ronnie Gilbert, Chris Doran explained that 2 new security cameras were installed at the pool in early 2021. After the 2020 freeze, there was a diagnostic check on the pool and the equipment, however no damage was found. The city/state is now requiring community pools to go to variable speed pumps within two years. The VWPOA is getting quotes on these items and their installation. Per Chris, Ronnie also thanked the executive board members for their personal donations of umbrellas and umbrella bases, plants and plant boxes, and storage containers, as well as thanking Chris for his guidance and assistance. In addition, Ronnie asked Chris to remind homeowners that the board is always looking for volunteers to help out the pool committee.

President Michelle McDaniel also introduced her son Luke, who comes twice each day during the summer to test the chemicals and to clean and lock/unlock the pool bathrooms to keep things clean and nice for the neighborhood. She reminded homeowners that the pool hours are sunrise to sunset for noise and safety reasons.

Building and Architecture Committee

Chair Larry Anthony asked everyone to keep their homes looking clean and nice to keep up property values. Michelle reminded homeowners that the home improvement request is available on the pull-down menu on the website, under documents.

Social/Welcome/Webmaster Committee

On behalf of social committee chair Shaun Gilbert, president Michelle McDaniel shared upcoming events: July 3rd, Independence Day parade starting at pool and ending at park; October 5th, National Night Out at pool; Fall Celebration at the park on October 30th; trunk or treat in your driveways on Halloween night.

Welcome committee member Kari Gibbs shared that she is new to the position. Baskets were not delivered in 2020 due to Covid. So far in 2021, she has delivered 6 welcome baskets and has 5 more to go. In addition, there are 4 home sales pending.

Per president Michelle McDaniel, webmasters Mike Webb and Jason Ramsey are planning to update the website, as it is a bit antiquated. The board is expecting to spend a bit more but is still in the planning stages with this item.

Vice President's Report

Vice President Nicole Ramsey said she has seen a tremendous improvement in the neighborhood and thanked homeowners for all of the hard work they have done on their homes and yards.

New Business

President Michelle McDaniel asked homeowners for their input regarding updating the covenants. Items mentioned were: is there a limit to the number of renters in our neighborhood (board members mentioned there may be a legal issue with limiting renters); the two trees in the front yard rule.

Ballots were collected and tabulated and there was a tie for treasurer between Rick Downing and James Gibbs. Michelle told homeowners that there will need to be a special meeting to hold another vote and that a letter will go out to all homeowners to announce the date, time, and location of the special meeting.

The meeting was adjourned at 2:51pm.