

VWPOA Budget Meeting Minutes
December 13, 2022, 7:30 p.m.
Fire Station #5

The meeting was called to order at 7:32pm.

In attendance: President Michelle McDaniel, Treasurer Rick Downing, Secretary Sammi Hicks, Pool Committee Chair Ronnie Gilbert.

With three voting members in attendance, a quorum was present.

Treasurer's report:

As of the meeting date, the cash on hand for VWPOA was \$65,109.87, which includes operating funds of \$47,106.85 and reserve funds of \$18,003.02. There are still a few bills outstanding for the month of December. These funds include a \$21,827.51 overage for 2022. (These excess funds were compiled in expectation of 2023 projects for removal and replacement of the retaining wall between the pool and the neighbor at 4901 Virginia Woods Drive in addition to replacement of fill dirt and the addition of drainage to prevent further runoff in this area.) Michelle motioned that the \$21,827.51 be moved to the reserve fund for use in the 2023 calendar year. The motion passed unanimously.

Per Rick, the pool phone cost was quoted at \$119 but is billed at \$136 including taxes.

Rick shared that the VWPOA electricity contract is up and asked if the board wanted to lock in a rate for the next few years or continue on a month to month fee. The board unanimously agreed that Rick should investigate options for a new contract.

Per pool chair Ronnie, the pool service billing in September should've been at the winter rate but was originally billed at the summer rate. Rick shared that this was corrected and the appropriate amount was paid.

Rick shared that the electricians who repaired the sensors at the entrances early in December put a July work date on the invoice, prompting their billing program to charge late fees. The company has been notified and Rick is waiting for the correction to take place before paying the bill to avoid inappropriate late fees.

Pool report:

Ronnie received a quote of \$755 to fix the dip in the sidewalk near the pool gate, where water and mud collect and cause slipping concerns. In addition to the sidewalk repair, there will need to be metal edging installed between the edge of the sidewalk and the grass/flower beds to contain the mulch and any dirt from the grassy areas.

Michelle motioned for approval of the sidewalk repair expenses and the board unanimously approved the \$755 cost. The edging will be added after the holidays, with the materials purchased at Home Depot and installed by a board/committee member.

Our board asked about pool winterization early this fall and determined that the process was cost-prohibitive and elected not to do it. Southernwind Pools is now offering a different type of winterization services to all of its customers, with an instructional visit for \$199 in order to tell customers what to do

when a significant freeze is expected. Since the pool equipment held up very well during the 2020 freeze, the board unanimously agreed that the lesser winterization expense was not necessary.

Ronnie will adjust the pool light timer so that the lights are not on during the months the pool is closed.

The board also discussed the prospect of putting a timer on the pool pumps so that they only run at night in the off season (when there isn't a risk of a severe freeze). This will further reduce electricity costs. Ronnie will get a quote for the installation of a timer.

Architecture Committee report:

In the last month, Sammi has approved a home improvement request for the installation of solar panels on Appalachian Way.

Landscape & Maintenance report:

Gary Heisey has repeatedly asked for the mulch on the outside of his fence to be moved to prevent deterioration of the wood, however this project has not been completed as requested. Gary finally did the work himself and the board agreed to reimburse Gary the \$53 he spent to fix a sprinkler head there and to reinforce the outer portion of the fence, which is on HOA common area property.

Grass is still growing along Virginia Parkway due to the warmer weather. Michelle inquired about having it mowed since it is starting to get long. Rick suggested that since a freeze is coming in a few days, it may stop growing and not need to be mowed. As a result, the issue was tabled.

Rocky, our tree guy, said that the red bud trees need to be trimmed along Virginia because they are growing at an angle and blocking the sidewalk. This would require significant pruning and he didn't want to do the work without express approval from the board. The trees are growing this way because trees in the property behind the fence are impeding the sunlight. Sammi asked about having Rocky trim the large branches hanging over the fence. Michelle hasn't had the opportunity to check on them yet but will walk down and look at them in the coming days and report back at the next meeting.

There are also some yaupon trees on Virginia that are hollow in the trunk. It looks as though they are getting eaten by termites or carpenter ants. These trees may need to come out. Michelle will ask Rocky to look at these trees as well.

In addition, there is an area along Virginia where metal edging needs to be added to prevent mulch from washing away during heavy rains. This issue was tabled due to the holidays and will be addressed again at a later date.

Down by the park there is a large bush along the sidewalk that needs to be trimmed. In addition, there is a tree there that has fallen in the woods and is sticking out towards the sidewalk and it looks unsightly. It was trimmed previously so it didn't block the sidewalk but it needs to be trimmed back further so it isn't seen. Rick said he would try to get back there and trim it and if he isn't able to do so, the board will address it again at the next meeting.

New Business:

Board discussed the need for a social chair. There is a potential homeowner who is interested and Michelle said she can reach out to that person.

At the November meeting, Kyler Gregory came on board as the architecture chair. Sammi will get together with him after the holidays to go over the job and Nicole has said she would provide him with the position's pass-down notebook.

Old Business:

Two estimates have been received for the retaining wall project and the fill dirt and drainage project at the pool. Michelle would like to get another estimate before choosing a contractor and moving forward with the project.

Several of the brick pillars along the neighborhood's outer wall have capstones that are broken or missing. Michelle has called a few companies but gotten no response. Sammi provided another company name for Michelle to contact.

Michelle contacted attorneys Riddle and Williams and VWPOA is on their client list. They charge an hourly rate and a fee per service in the event we need to go this route with homeowners who are repeatedly noncompliant. Michelle has received an updated fees list and will keep it on file.

No additional business. Meeting was adjourned at 8:33 p.m.