

VWPOA 2023 Annual Meeting Minutes
Saturday, May 6, 2023, 11 a.m.
Neighborhood Pool

Meeting was called to order at 11:09 a.m.

Fifteen homes were represented so a quorum was established. Four voting proxy forms were also provided from homeowners not in attendance.

Meeting minutes from the 2022 annual meeting were reviewed and unanimously approved.

The board president, Michelle McDaniel, introduced the board members who were present (Vice President Nicole Ramsey and Secretary Sammi Hicks), as well as the committee chairs who were present.

Elections were held for the treasurer position. Rick Downing, the current treasurer expressed a desire to step down due to work conflicts and the possibility that he may be leaving the neighborhood. James Trewin volunteered to serve as treasurer. With homeowners present and proxy forms from homeowners not present, James Trewin was voted in as the new treasurer with a vote of 16-3.

Lorin Hayes was appointed as the next social committee chair.

Homeowners were surveyed to ask about priorities for upcoming projects. The results were as follows:

Shade structure at pool: 11 votes

More holiday décor: 10 votes

Additional landscaping: 9 votes

Lounge seating at pool: 8 votes

Additional social activities: 7 votes

Exercise circuit at park: 6 votes

Treasurer's Report

The 2022 year-end balance of VWPOA operating funds was \$24,847.71. These funds were used to cover expenses in early 2023, prior to the 2023 dues collections.

The 2023 year-end balance of VWPOA reserve funds was \$38,370.70. This includes the \$18,000 required by the neighborhood covenants, and \$20,365 which was transferred from operating funds to be used for large/expensive capital improvement projects such as a shade structure at the pool. (These funds included \$6,805.23 of funds budgeted but not spent in 2022 and \$13,560.66 from previous years.)

The total operating expenses spent in 2022 totaled \$63,975. These expenses were \$150 below the budgeted amount of \$64,125.

Annual dues will remain unchanged for 2023, allowing for an operating budget of \$64,125.00 for 2023. For 2023, individual line items were adjusted up or down accordingly in order to reflect newly-forecast expenses and to offset spending overages that existed in some 2022 line items.

Landscape and Maintenance Report

Landscape expenses included contracts for landscape maintenance, tree-trimming, and irrigation system maintenance.

Other landscaping expenses totaled \$3,378.56 and included expenses such as mulch, fertilizer, replacement of dead plants, and leaf removal.

Maintenance expenses totaled \$2,057.41. This included replacement of lighting and broken GFCI plugs at entrances.

Pool Report

Weekly pool maintenance expenses totaled \$6,802.69. This line item had a spending overage of \$444.85 due to an increase in cost from the contractor.

\$500 was spent on pool and pool house upkeep such as daily monitoring of chemicals, locking and unlocking bathrooms, emptying trash, watering plants, and cleaning bathrooms.

\$526.95 was spent on pool fixes, including problems with the pool leveler and valves that needed replacement.

\$568.25 was spent on annual pool permits. In addition, an inspection of electrical items at the pool was required.

Social/Welcome/Web Report

Webmaster Jason Ramsey set up a Google Workspace for the VWPOA in an effort to improve efficiency for board and committee members and to create an electronic filing system for VWPOA records.

Social activities included the 2022 annual meeting, a spring fling following the annual meeting, and the neighborhood night out in October. Much of the food and materials for these activities were donated by generous neighbors and board members.

Welcome baskets, flag rental, and web expenses made up the majority of the \$463.64 spent on the social line item. This dollar amount is nowhere near the \$1800 budgeted, however this line item was unchanged for 2023 due to the large amounts of donated items for 2022. In addition, the cost of the Google Workspace for 2022 and part of 2023 needs to be reimbursed to Jason Ramsey, who has been paying the monthly fee on his personal credit card.

Architecture Report

Architecture chair Kyler Gregory reminded homeowners to fill out a home improvement form for any projects on their property, with the exception of landscaping changes.

Vice President Report

Vice President Nicole Ramsey reminded homeowners that spring is the time to dedicate to improving yards. She shared some common covenant violations seen around the neighborhood and asked homeowners to please communicate with her if they receive violations. She explained that the board is willing to work with homeowners regarding the resolution of violations, but this requires homeowners to make contact and establish a plan for getting the work completed.

The meeting was adjourned at 11:46 a.m.