

VWPOA Minutes

Meeting called to order 9:38am

Budget Meeting at 208 Appalachian Way

Adjourned 12pm

Saturday October 26, 2024

1. President called meeting to order. Verified that we have a quorum. All 4 board members present: Stephen Hayes, president, Mark Shelpuk VP, James Trewin, Treasurer and Michelle McDaniel, secretary. Also in attendance, Homeowner Don Beasley at 4702 Jamestown Ln (arrived at 9:45)
 - a. Stephen gave goals for the meeting and the commitment to improving home values and the quality of life of the Virginia Woods Community
2. VP-Question asked of treasurer re the \$18,000 reserve fund, how did we get that number? Answered by Don, James, and Michelle: this was an arbitrary number based upon the amount it could require for a catastrophic repair 25 years ago. This number is not in the Covenants.
3. Secretary: Michelle read the minutes from September 2024 meeting. Minutes approved.
4. Treasurer: James led the budget time. Current money in the reserve: \$38,377 and in the operating fund: \$6,459
 - a. James went over 2024 projected income and what was budgeted. James will contact Chad Powell before we renew our insurance for 2025. Renewal happens in February 2025
 - b. Legalfees remain the same \$4000, due to homeowner property situations
 - c. Social/Flag/Welcome-same
 - d. Landscape: remains same for Roberto March-October
 - e. Rocky: tree contract, remains the same. \$530/month Rocky submitted his checklist for yearly maintenance, sent via Chris as an email: Rocky will:
 - i. Do one clean up once in January once all leaves have fallen
 - ii. All trees in Feb-March along Virginia
 - iii. November leaves and acorns on Lake Forest
 - iv. June-July Lake Forest trees
 - f. Other landscape-we will likely mulch this year, need to ask Chris
 - g. Ask Rocky and Roberto for 5 year projections of projects and maintenance
 - h. Administrative cost: each mailing is \$100 or more, we do 3 or more mailings a year
 - i. Southernwind Pool contract, could have a rate increase, still unknown. Ask pool company to fill up the kiddie pool, leave budget as is

- j. Capital Expense: fence by park to create secure school perimeter. Unknown if this is a shared cost. Kids can leave school at any time. Don Beasley noted that this should be addressed and will ask a friend about this, Mark Shelpuk will follow up with him re school perimeter, Atmos easement, and our property line
 - k. Mark proposed this cost, it was not approved, unknown if we have it in the budget. Tabled for discussion in November
5. Open Discussion:
- a. Don Beasley requested a one tree exemption due to the size of his yard and difficulty with shade causing fungus. Michelle motioned to grant request, James seconded, motion carried
 - b. Also, the alley was a topic up for debate. Don said he would contact the City of McKinney to clear out that area and provide regular maintenance.
6. Voting on Budget;
7. Michelle motioned to approve, Stephen seconded, budget approved
8. Adjourned at 12pm