

December 9, 2025

## VWPOA Monthly Board Meeting

- I. Introduction, Call to Order at 7:26
  - a. Quorum reached with James Trewin Treasurer, Stephen Hayes President, Michelle McDaniel Secretary
- II. Secretary Report
  - a. November Meeting minutes were read out loud and Stephen motioned to approve them, James seconded.
- III. VP report
  - a. Mark Shelpuk not present
  - b. Pictures shown of 300 Appalachian Way with visible roof damage
- IV. Treasurer Report
  - a. Operating Budget: \$38,645; Savings: \$17,942
  - b. 2026 dues have started to get received, a partial payment for an owner who has self selected a payment plan option
  - c. Request for reimbursement by Stephen Hayes for National Night Out and Annual Budget Meeting mailing
- V. Landscape
  - a. Capstone on Lake Forest near the north end was replaced and paid
  - b. There is a build up of debris and sediment in the alleyway
- VI. Pool
  - a. Ronnie put away the chairs, Ben McDaniel will not get paid for that work
  - b. Stephen will inquire with Ronnie about electrical work (gazebo fan not working, pool light consistently goes out)
- VII. Social
  - a. Welcome Packages: 212 Appalachian Way being renovated and James and Zoe will get a basket to the new owners
  - b. Event updates: no updates
- VIII. Old Business
  - a. Wall and column at the corner of Lake Forest and Virginia: Michelle motioned to replace wall and column. Cost is \$2200
  - b. Will also need to reset capstone near the Virginia entrance. A tree has pushed the capstone off its setting, Rocky will need to trim the tree before the stone is set
- IX. New Business:

- a. Michelle will request street maintenance from the City of McKinney for a sizeable pothole that opened up on Virginia Parkway, just east of the Virginia entrance
  - b. Need to add drainage maintenance to the 2026 budget. James will ask Roberto to remove waste in the alley on a monthly basis. He will come out to discuss the cost and can add the approved amount to the budget before the annual mailing.
  - c. A letter should be drafted with budget for 2025/2026, sent by the first week of January.
  - d. The Board members present have voted to adopt Signal for communication. App has been downloaded. Mark Shelpuk was not present but will have to download the app to begin communications
- X. Closing Remarks , meeting adjourned at 8:37 by Stephen Hayes