

2025 VWPOA Annual Meeting

Saturday May 3, 2025

Neighborhood Pool

Board Member Attendees: President Stephen Hayes, VP, Mark Shlepuk, Secretary Michelle McDaniel, Treasurer James Trewin

Sign in Sheet:

Michelle McDaniel 112 Appalachian Way

Stephen and Lorin Hayes 4800 Jamestown Ls

Mark and Lori Shelpuk 208 Appalachian Way

Christan Doran 4801 Jamestown Ln

Crimson and Gharhre Pascale 200 Appalachian Way

Chuck and Sandy Bauder 302 Appalachian Way

Nicole Ramsey 104 Appalachian Way

Norma Heitjian 4915 Jamestown Ln

James Trewin 4700 Jamestown Ln

Ronnie Gilbert 4807 Jamestown Ln

Kelly Brown 4802 Jamestown Ln

Kari and James Gibbs, former owners

11 homeowners in attendance

3 proxy forms submitted

James and Keir Burke 106 Appalachian Way

Rick Downing 4808 Carolina Cr

Elaine Boden 4911 Jamestown Ln

Meeting called to order at 11:39am

1. Introduction and remarks by President Stephen Hayes. Welcome and pointed out bathrooms and went over safety measures at the pool. Introduced candidates up for re-election: James Trewin as Treasurer. Stephen requested any volunteers to take over for Michelle McDaniel as Secretary in the middle of her term, no volunteers.
2. Secretary Report: Michelle McDaniel read the 2024 annual meeting minutes. Minutes were approved. Quorum is 10 owners, 13 were present, plus 3 by proxy.
3. VP – no report
4. Budget- James Trewin
 - a. Gave an account of the 2024 spending: Shade structure was just under \$20,000, Fencing around pool was upgraded in 2023 and 2024. Pool improvements included a new light and

filter/pump. Sod at walkway and park area was replaced at the pool. Irrigation valves and heads around the perimeter of neighborhood were an expense.

- b. End of 2024 balance \$12,574 operating fund
 - c. End of 2024 balance \$17,940 reserve fund
 - d. Budget for 2025 is \$69,129, includes \$5500 for Capital Improvements
 - e. Dues collection for 2025 has been going well.
 - f. No specific Capital Improvements planned, so reserve will continue to accrue for larger future projects.
5. Landscape Report-Chris Doran
- a. He will look at repairing irrigation along Virginia Parkway.
 - b. Mulch will get finished
 - c. Will acquire more plants at entrances
 - d. Homeowner concern from 4915 Jamestown Ln, wanted more color at the entrances, Chris said he would get a price for seasonal flowers.
6. Pool – Ronnie Gilbert
- a. Pool officially opens today
 - b. If you need keys, see Ronnie
 - c. Reminder to close the umbrellas every time you use them. If people treat the pool like it was their own, the things at the pool would last longer
7. Social – Lorin Hayes
- a. Neighborhood garage sale will be May 17
 - b. Requesting help for the Social Committee. Ideas for events, 4th of July? Cookie exchange? Game nights? Do a Facebook poll? Movie night at the pool?
 - c. Kari Gibbs is moving and we need a welcome committee-Kari spoke: welcome basket usually has Texas items. Question asked by homeowner Sandy Bauder: is there a hard copy of the covenants in the basket? Not at this time. All new homeowners should receive the covenants at the sale of the home. Treasurer emails covenants to the Title Company who facilitates the sale.
8. Old Business
- a. There was a brick repair at Lake Forest and Virginia
9. New Business
- a. Option to update Covenants: should fees be installed for non-responsive homeowners. Chris Doran suggested that owners that have shutters in need of repair or paint, should paint them or just remove them
 - b. Question from homeowner Norma Heitjian: Will dues be increased? Not at this time. Dues were increased to \$725 in 2024
 - c. Neighborhood park :, Submit a name suggestion for the park to Stephen Hayes, look for a poll on Facebook. Suggestion: Add a bat house and owl house. Question: will the park get a fence?
10. VWPOA Election
- a. Openings for Treasurer and Secretary. Ballots distributed and homeowners asked to leave them at the welcome table.
 - b. James Trewin was re-elected to treasurer in a unanimous vote, and Michelle McDaniel was re-elected to Secretary
11. Closing remarks. Pool is now open for summer
- a. Adjourned at 12:29pm