

Virginia Woods POA monthly meeting

April 9, 2026, Location 208 Appalachian Way

1. Introduction, Call to order at 7:14 pm,
 - a. Quorum established with 3 of 4 board members present, Mark Shelpuk VP, Stephen Hayes President, Michelle McDaniel Secretary, Ronnie Gilbert pool chair, Lorin Hayes Social Chair
2. Secretary report
 - a. Minutes from February meeting were distributed, Stephen motioned to approve, Mark seconded
 - b. Michelle asked for help assembling the envelopes for the Annual meeting mailer. Letter is still being drafted, but the envelopes can be labeled with recipient and return labels, and stamps
 - c. Stephen agreed to draft letter for printing and mailing will go out April 10 or 11
 - d. Michelle will create and make copies of proxy form
 - e. Michelle will request for Jason Ramsey to put date on the website, May 2, 11am
3. VP Report
 - a. Mark announced he will not return to the Board. Replacement needs to be found. Election will take place in May at the annual meeting. Michelle also requested to step down mid term—also must find a replacement
4. Treasurer, Operating fund is at \$56,780, reserve fund is at \$17942
 - a. Report on the pool certificate: permit is paid for, the electrical certificate is the main component. The pool gets randomly inspected during the season and could fail on a random day.
 - b. Service call for the light was submitted. Repair was supposed to happen today. Payment was already made
 - c. 2 homeowners haven't communicated about dues at all. One homeowner still unpaid for almost 2 years. Legal action was not pursued last year because of small payment that was made. April 15 is day 45 of the foreclosure notice Certified Letter that was sent. James will have to engage lawyers after that date
5. Landscape
 - a. Roberto will upgrade sprinklers at the Lake Forest entrance to maintain the Holley bushes. He should mulch this week. Cost of sprinkler upgrade unknown, Chris will find out
 - b. Rocky Maximus, our tree contractor, passed away last week. This news was unexpected and we know very little. He had cancer that was recently

diagnosed. Just last month he was conducting the trimming of our trees along Virginia Parkway. Service will be held at St Michael's Catholic church on April 24 at 2pm

- c. Chris will meet with Jason, who Rocky left his business to, on April 14 to discuss our current contract. No payments will be made at this time
6. Pool-Ronnie
 - a. Ronnie is going to replace the ceiling fan in the gazebo. Mark has a tall ladder he can borrow.
 7. Social-Lorin
 - a. Event updates: Annual HOA meeting
 - i. Lorin will contact John Hicks to see if he will smoke a brisket. Need water, fruit, chips, cookies, Mark volunteered his wife to make corn salsa
 - b. Welcome committee-no updates, James not present
 8. Old Business
 9. New Business
 10. Closing remarks and meeting adjourned at 8:07pm to label and stamp envelopes