

WVEOA 1st Qtr. Board Meeting Minutes
03/13/2023

- Call Meeting to Order by Joe Sikora at 7:06PM.
- Attendance: Joe__ Maria __ Lynne__ Greg __ Brian __ Blake __ Rebecca __ Aaron
(8 of 9) 89%
- Introduce New Board Members
 - Secretary – Lynne Burns
 - Treasurer -Greg Smith
- Minutes
 - 4th Qtr. Minutes, 12/12/22, were emailed for review. The minutes were approved by the Board and were posted by Larry on the website.
 - Reminder - New process for minutes to be approved: 2-week time limit after minutes are emailed to each board member. If board members do not respond, the minutes are considered accepted and approved.

- Treasurer's Report (Greg)

1st Quarter Report/Questions:

Current balance in Checking is \$34,453,84.

Current balance in Savings is \$26,286.49.

100% of assessments have been paid by residents.

Treasurer's report approved by:

Joe_Y Maria_Y Lynne_Y Greg_Y Brian_Y Blake_Y Rebecca_Y Aaron_Y__

Check on Power cost increases: Has there has been an official notification from Tipmont regarding price increase? Per Blake, there has been a notice that service charges will increase, but nothing mentioned about an increase in electrical cost.

- **Old Business:**

- WVEOA Investment Fund:
 - Stays as invested.
- Welcome Committee: (Joe and Kathy)
 - Kathy will be visiting new residents this spring. A small welcome gift is given, along with a copy of the covenants as well as information on WVA's website.
 - Note that there is approximately a 10% turnover in houses per year.
- Development Committee:
 - Road Construction – Shady Creek Culvert
 - Follow up on finishing lawn and sprinkler repairs to Travis. Travis repairs are complete. Discussions in progress for placing boulders, trees, railing... on the outside and inside of curve to stop a car from going over into the ditch. The county is looking at options and will get back with Joe.

- There was a question about whose responsibility it is to put up a barrier. It is assumed it is the county's responsibility, but the question will be asked directly.
 - Note that permission is not needed from landowners to put up barriers. The county has a right of way.
 - Thanks to Brian for reflectors placed on the curves now to draw attention and prevent an accident.
- Revised Board of Directors Insurance Coverage:
 - REM Insurance has submitted a comparison to our existing policy and needs reviewed – Joe and Brian will review and bring back to the board.
 - Auto coverage has been dropped, and it is only a liability policy.
 - Blake will reach out to REM to verify when the bill is due.
- New Business:
 - Results of Annual Meeting
 - Assessment Now \$200/yr.
 - Board Spending Limit Approved to \$8K
 - Need to change By-Laws to reflect updates.
 - Maintenance:
 - Jim Vahle has the neighborhood road survey completed. Will look at where repairs are needed. Joe and Jim will meet early this year with the highway department to discuss repair plan. Note that this is a county expense not a neighborhood expense.
 - Monuments: Discussion concerning repairing now versus replacing both monuments in 5-10 years. The brick on the monuments is soft, porous, and prone to spalling. One of the contractors contacted stated that repairs will need to be made every 5-7 years if the choice is only to repair.
Question as to the determining factor on the monuments being replaced: if there are complaints about the appearance of the monuments or if it becomes a safety issue.
Discussed funding of monument expenses and need to make a line item in the budget for the project.
Joe made a motion to delay the monument project until it is necessary to replace.
Vote:
Joe Y Maria Y Lynne Y Greg Y Brian Y Blake Y Rebecca Y Aaron Y
Motion passed.
 - Pond Dredge and Line: Joe and Greg will find out exactly what need to be done and will get an estimate.
 - Pond Overflow Grate: Joe and Greg measured the size, and Joe will get a grate made at a cost of \$500.
 - Mailboxes: Need to replace regularly due to age. It is thought that replacing 4-5 mailboxes per year would keep up with the need. Approximate cost for the wood and screws (excluding box) is \$400 per mailbox. Jimmy Gross gave a quote of \$700 per mailbox for doing all the work.

Discussion if anyone has concerns about mail being stolen and if the neighborhood should move toward using locking mailboxes. This option will be evaluated.

Joe will put together cost for replacing mailboxes.

Need to plan replacement as line item in the budget.

- Erosion: Erosion on residential property is not an HOA problem per the covenants (even if coming from downspouts on neighbor's property). Homeowners are responsible for maintenance and repairs. Joe asked board to keep an eye out for erosion on common property. Greg mentioned there were problems with spalling with the seawall around the pond – small chunks, not a structural issue at this time.

- Enforcement of Covenants:

- **METHOD**

- Discussed the need for a standardized process to address covenant violations. There is currently a process to address tall grass/weed, and it was suggested that process be applied to all violations, including late assessments. The time frame for residents to correct a violation would be dependent on the violation. It was also suggested that a corrective action request form needs to be created for residents to fill out regarding specific complaints. The corrective action request will be placed on the WVA Website. Work will also be done to create standardized letters for each type of violation. Information on the corrective action form as well as the notification process will be put in the next newsletter.
 - Notification
 - Friendly Notification by mail and email with next actions
 - Call to discuss if reason.
 - Follow up warning with copy to attorney and corrective action required and date to correct (may vary)
 - Final Action Notification

Joe made a motion to create a corrective action request form.

Vote: Joe Y Maria Y Lynne Y Greg Y Brian Y Blake Y Rebecca Y Aaron Y
Motion passed.

Greg and Brian will create the corrective action request form and standardized letters. Target date for corrective action form is April 15, 2023.

Lynne will type up Covenants/Restrictions so they can be placed in an electronic format. Target date is end of March.

- Car Parking on the street and intersections (put on hold for further board discussion)

- Covenant states cars may be parked for 24 hrs. max. Question if 24 hours is what should be allowed. Is a new restriction needed?
 - Garbage Cans in View (put on hold for further board discussion)
 - Advertisement signs (put on hold for further board discussion)
- Airbnb
 - Covenant Proposal to restrict Airbnbs/short-term rentals.
 - Lynne to come up with proposal for board to review.
 - This will be a test run on trying a new method of email voting for residents to approve.
 - Legal fees to be put in budget (hourly rate)
 - Joe will work on establishing a relationship with a real estate attorney.
- Sympathy Wishes: establishing parameters for sending sympathy wishes (x. Card for family members residing in the home, donation of choice/amount...)
 - Maria and Rebecca will put together a proposal for Board.
- Recommended that a short list of items that the board wants to accomplish be established.
 - Contribute your suggestions.
- Next Newsletter: Send suggestions to Rebecca.
 - No timeframe on publication of next newsletter.

- Proposal made to have the annual Summer picnic and the Holiday party.

Vote: Joe Y Maria Y Lynne Y Greg Y Brian Y Blake Y Rebecca Y Aaron Y

Motion passed.

- Motion to Adjourn made by Maria; Second Lynne (time: 9:00 pm)
 - All board members present voted yes to adjourn the meeting
- Vote: Joe Y Maria Y Lynne Y Greg Y Brian Y Blake Y Rebecca Y Aaron Y

Respectfully submitted,

Lynne M. Burns

WVEOA Secretary