

WPOA Board of Directors

Minutes

March 3, 2025 Regular Meeting

President called meeting to order at 7:00 pm

Saluted our flag

Quorum established

Members of the Board present: Larry Brancato, Holly Berry, Greg White, Jill Davidson, Mary Cay Tasich, Mari Lynn Osburn, Jan Harlan (via phone)

Minutes of February 3, 2025 meeting presented. Minor corrections made. Motion made by Jill Davidson and Second by Mary Cay Tasich that the minutes of the meeting be approved as corrected. All votes were in favor. None opposed

Compliance by Jan Harlan – Nothing on the calendar

Financial by Mary Cay Tasich –

Collected just over \$31,000/month for Jan & Feb

TOTAL YTD \$63,000

Expenses \$10,000 to Fire Wise Grant (To be reimbursed by grant)

\$9,000 payment to A. Morton Thomas (AMT) design engineers for dam

TOTAL MTD \$19,000

TOTAL YTD \$42,000

Mary Cay also reported that the office is beginning to process the first 12 liens in our attempt to collect past due fees.

And taxes are with our accountant as we must file by March 16th

COMMITTEE REPORTS

Maintenance by Greg White – Main work this month has been snow removal, more clearing of trees and over-growth around dock and beach area and clearing Silvia's Vinyard common area.

Cleanup at the beach has brought to light the broken section of fence at the end by the water. Discussion was held on if the fence is needed (It is) and should we pay \$ to do a temporary repair or just replace. Greg had gotten a quote to see what we were looking at and it was,

8ft high fence	\$4200
----------------	--------

6 ft high fence	\$2800
-----------------	--------

After much discussion Motion was made by Jill Davidson and second by Holly Berry to approve \$750 for a semi-permanent fence. Approved by all, none opposed.

Greg also reminded us that the arm for our tractor is still broken, and it will not be cost effective to fix. Maintenance thinks a bushwhacker would serve our purposes best. We cannot do this right now but should get an idea of the cost. Greg will work on getting us prices.

And beaver's are very bad.

Security Committee by David Smith

Three vehicles at the T-dock were questioned and later found to be members who did not display decals.

One teen was fishing without a pass and was cooperative on what needed to be done going forward

Dam Committee by David Smith – Dam committee reviewed the first draft of the plans presented by the Engineers and suggested a few changes. The final report will be received soon and the report will be presented to the board.

Holly added that the state legislative session has ended and it seems unlikely that we will get any help on the dam in this session. Also we could not get confirmation on if our grant could be changed to reimburse 75 percent rather than 50 percent as newer grants are now for 75 percent. Holly will follow up.

Sediment has been seen flowing into Kent Lake. Between the construction on I-64 and the Animal Control we have to watch. We need to document and take photos to find and hold responsible the sites causing the problem. But we did speak with an engineer from the I-64 construction, and they did have a breach in their fencing. He was unclear about what was done to correct this and Larry will try to contact them for clarification.

Recreation Committee as noted on our web page – the Easter Egg Hunt will be April 12 and upcoming Food Trucks are listed as well.

Firewise Committee by Steve Barnard – Steve and Greg White moved quickly on the grant after approval at our last meeting. Estimates were received and Milhorn's Tree Service did the work quickly and actually went beyond what was contracted for. Pictures were presented. We should receive repayment from the Virginia Department of Forestry soon.

Steve also asked if we could move Firewise up on the agenda for the annual meeting to get more response.

By Laws committee by Larry Brancoto – Committee has not meet. But they hope to be reviewing rules and regulations this year

Tickler File: Nothing

Annual Meeting comments:

The before and after By Laws that will be voted on are posted on our website so people can review.

The President asked if we want to ask for a vote on a 20 percent increase in yearly fees for 2026? There was some discussion as this will not be popular. Ultimately, we decided to vote as that's what votes are for.

Members may vote “no”. Jan Harlan wanted it noted that we must do all we can to collect past due accounts, as it is not fair to collect more from those who do pay their obligations.

We need to post lists for volunteers for all committees at the Annual Meeting.

PUBLIC COMMENTS:

Wilbur Collins received a call about a bill that needed to be paid. These should go to the office and Jill Davidson said the bill has been paid.

Steve Barnard suggested we have a list of the boards accomplishments to show the members before voting on an increase.

David Smith suggested we ask the members to hold questions until the end of meeting. Which led to the mentioning of a need for Seargent-of-Arms to keep control.

President announced we must close the meeting to the public for an Executive Session. Executive Session conducted and ended.

Motion made by Jill Davidson and second by Holly Berry to adjourn meeting at 8:04. All voted in favor.