

WGPOA BOARD OF DIRECTORS MEETING  
JANUARY 5, 2025

ATTENDING: Nancy Bell, Casey Criswell, Judd Fredstrom, David Fuller, Yvonne Olson, Nelson Santiago, Katherine Wright

FINANCIAL REPORT: Judd distributed Operating Budget as of 1/4/2025. He reported that the new mailbox location on Windridge Parkway is working well – dues are being deposited and mail is being received. USPS mailbox in Roanoke should be stopped when 6 month lease expires.

Nelson said he did not receive the dues notice. Judd will resend.

Board agreed to move financial accounts to Member One, Vinton location. Perhaps move checking and savings accounts at separate times. Need to add new president and treasurer as signatories to that account. (See note at end of minutes.)

2025 BUDGET: Leaf removal expense by Varsity Landscaping greatly exceeded budgeted amount (\$11,192.50 vs. \$6,000). They charged an hourly rate and went through community four times. Board needs to start early – perhaps now – to engage a company to do Fall 2025 leaf pick-up with a set contracted price (not hourly). Perhaps adding the spring “stick pick-up” to the contract could be an inducement for a better price. Nancy suggests putting bid request on Facebook and Roanoke Valley Yard Sales in addition to calling vendors.

Since leaf removal is the largest budgeted item, Yvonne suggested it might be good to weigh its interest/value to the community vs. the expense. Perhaps after this budget do a community survey to get feedback, explaining that a dues increase will be needed to continue. However, best not to tie dues increase solely to leaf removal since an increase is inevitable just with rising prices.

As part of our community’s participation in the National Firewise program, we are eligible to receive reimbursement for our expenses in wildfire prevention (including the value of volunteer hours). The process recently changed from an annual reimbursement (for which we submitted spring and fall clean-ups) to an 18-month process – we are unsure how that can be reflected in our budget. Nancy Bell is taking over the Firewise Committee and will meet with current chair Neva Hart to discuss this.

For 2025 Budget Casey moved to remove leaf expense item now and pursue bids. That information, the Firewise Grant info and perhaps a community survey will help the board decide what changes need to be made if bids exceed budgeted amount. **MOTION PASSED.**

MAINTENANCE: Casey reported the pavilion roof may need replacing at some point. There was discussion about use of the pavilion and tennis courts. Yvonne keeps the calendar of requested pavilion reservations – maybe 3 or 4 last year. Belden Woods community occasionally has used it in the past. Usage is encouraged as it's an amenity for residents – family events, scout & church gatherings, birthday & graduation celebrations. There are procedures for usage (contact Yvonne).

Other uses for space might be considered – with more young families moving to WGMV, a playground has long been suggested; Board might set up a Playground Committee to evaluate potential usage, investigate design/construction, estimate expenses (initial and on-going, such as insurance, maintenance), establish procedures (cleaning, maintenance, repair, etc.). Nancy says Lowe's has a grant program for playground construction.

Vehicle Storage Lot discussion: David will call AEP to repair light that is out. He thinks security should be enhanced to encourage residents to park RVs in lot rather in driveways. (In the past some residents have refused to do that no matter what. The previous Covenants Committee dealt with this issue.) Board discussed changing keyed locks to coded locks, changing the code regularly. Jamie Wright will investigate options. Board is in favor of charging lot users an annual fee, perhaps \$100/year. The Treasurer would establish a notification/payment procedure – add to annual dues bill? Board would like to name a resident to oversee Storage Lot issues.

The Maintenance Committee is currently without a chair. Potential to seek a group of residents with interest/skills to oversee various needs.

COMMUNITY DIRECTORY: Yvonne completed an update of the directories for both WGMV and Belden Woods and distributed both to all residents of both communities.

ENVIRONMENTAL PROTECTION COMMITTEE: Casey presented an EPC request from [REDACTED] on [REDACTED] [REDACTED] for grading & adding fill behind his house to improve water drainage. EPC form was completed well, but omitted information about a new patio shown on his drawing. Casey will talk to [REDACTED] for more info; Board can approve/disapprove via email or text messaging if needed before next board meeting. (Currently, the EPC Committee does not have a chair so requests come to the board.)

COVENANTS REVISION: Casey offered to take on completing the procedure for revising the 1999 Covenants. Much work has already been put into it, and Casey will complete the draft, plan the community notification and handle the required legal procedures.

WGPOA Board Meeting

1-5-25

Page Three

**2025 WGPOA BOARD OF DIRECTORS OFFICERS:** Motion was made to name 2025 board of directors positions;

**MOTION PASSED**

- PRESIDENT – KATHERINE WRIGHT
- VICE-PRESIDENT – NELSON SANTIAGO
- TREASURER & DIRECTOR-AT-LARGE - DAVID FULLER

**MOTION PASSED:** To add Katherine Wright (2025 President) and David Fuller (2025 Treasurer) as signatories to new Member One financial accounts. Past Treasurer Judd Fredstrom will go with them to Member One on Friday, January 10, to do the paperwork.

**NEXT BOARD MEETING** – SUNDAY, FEBRUARY 16, 4 PM, AT DAVID FULLER’S HOUSE – 143 Saddleback Trail.

MINUTES SUBMITTED BY

YVONNE OLSON

SECRETARY, WGPOA