

West Neck Community Association
Minutes of the Regular Meeting of the Board of Directors
May 18, 2022

Board Meeting:

Meeting was called to order at 6:00 pm at the West Neck Village Hall
Meeting opened with a pledge of allegiance to the flag.

Attendees:

Chandler Calvert, Vice President & Secretary
Bobby Ross, Treasurer
Tom Luckman, Director
Chuck McKinney, Director
Nancy Hinton, Director
Bill Rosenow, Director
Brett Campbell, Community Association Manager
Hugh Stephens, President was absent

The meeting was an open meeting and approximately 65
homeowners were present.

The Vice-President in his opening statement asked the Board to
introduce themselves.

Homeowners Forum:

The floor was opened for homeowner's questions and comments.
6 homeowners addressed the Board.

Voting Member Reports:

No voting members reported.

Approval of Minutes:

- Chandler Calvert made a motion under new business item “A” to correct the minutes to read : “I (Tom Luckman) move that we table the sinkhole repair until the Village of Rosecrest decides whether their Voting Member is representative of them”. Also, under New Business item “J” I move the additional wording in line 5 after violations to read “or agree to a plan to remove the violations”. 5 for 1 opposed (Bill Rosenow) Motion Carried.

Reports:

- Financial report was given by Bobby Ross.
- Landscaping report was given by Chuck McKinney.
- General Managers Report VH&P was given by Chandler Calvert for George Davis
- Learning Committee and Recreation Committee Report was given by Tim Ryan
- Management Report was given by Brett Campbell

Old Business:

- **A.** Scheduling and Conduct of a 3 on 3 Meeting with IRP Board Concerning Unified Golf Course Zoning Position:

Chandler Calvert made a motion to table the topic due to a legal issue. Motion carried. Unanimous.

B. Board Brief and Discussion Concerning the owner of W.C. Capital:

Tom Luckman briefed the board on his findings: No Discussion or Board action was taken.

New Business:

- **A. Request Legal Opinion from Association Attorney on Drawing Water and Installing Well Pumps from Golf Course Property:**

Tom Luckman made a motion to discuss the topic. Motion carried. Unanimous.

Chuck McKinney made a motion that we get with our Attorneys to get us an opinion on whether or not we can draw water from the lakes on the Golf Course for irrigation and/or if we can drill wells on the Common Property to have water for our irrigation on our Common Property. Motion carried. Unanimous.

- **B. Update Current Irrigation Issues and Proposals:**

Chuck McKinney made a motion to accept the bid from Custom Irrigation in the amount of \$4000 to make all Necessary repairs to Phase one. Motion Carried. Unanimous.

- **C. Recreation Standing Committee:**

Bill Rosenow made a motion to accept the one submitted by the Recreation Committee to make it a Standing Committee. Motion Carried 5 for 1 opposed (Tom Luckman).

- **D. Recreation Committee Estimates:**

Chandler Calvert made a motion to discuss the two estimates the Recreation Committee provided. Motion carried. Unanimous.

Bill Rosenow made a motion to accept Woolpert. at \$5,550. Motion carried. Unanimous.

- **E. Discussion of Drainage/Grading Quotes for Old DeFord Property**

Chandler Calvert made a motion to table this subject. Motion carried. Unanimous.

- **F. Board Discussion Concerning Village Hall Usage and Adequacy Concerning Ongoing Planning of Usable Association Property:**

Tom Luckman made a motion to discuss the topic. Motion carried. Unanimous.

Tom Luckman made a motion to task George to come back at

The next meeting and discuss, in essence, the Village Hall loading and what he knows about his perception of the needs so when we go forward and we have a plan, a total plan, for both our property and what may be additional under roof activities. Motion carried. Unanimous.

- **G.** Discussion on Holding Additional Meeting before Scheduled Board Meeting in August:

Tom Luckman made a motion to discuss the topic. Motion carried. Unanimous.

- Tom Luckman made a motion for a 13 July Board meeting. Motion carried. Unanimous.

- Chandler Calvert moved to adjourn the meeting. Motion carried. Unanimous.

7:54 PM

Meeting Adjourned

Respectively submitted,
Chandler Calvert, Secretary