

West Neck Community Association
Minutes of the Regular Meeting of the Board of Directors
July 13, 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
Jeff Hunn, Association Attorney

The meeting was an open meeting and approximately 60
homeowners were present.

Homeowners Forum:

The floor was opened for homeowner's questions and comments.
7 homeowners addressed the Board.
It was announced to all attendees that the meeting was being
recorded.

Voting Member Reports:

Blue Lake Voting Member Thelma Shelton gave a report.

Approval of Minutes:

- Chuck McKinney made a motion to accept the minutes from the May 18, 2022 Board Meeting. Motion carried. Unanimous

Reports:

- Financial report was given by Bobby Ross.
- Landscaping report was given by Chuck McKinney.
- Management Report was given by Brett Campbell.
- ARC report was given by Chair Gale Perryman.
- General Manager Report was given by George Davis.

Old Business:

- **A.** Appointment of Member-at-Large Due to Resignation of Hugh Stephens.

Tom Luckman made a motion to appoint Sue Mays to fill the position. Motion carried. Unanimous.

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

No Board Action taken

- **C.** Request Legal Opinion from Association Attorney on Drawing Water and Installing Well Pumps from Golf Course Lakes/Property.

Moved to Executive Session to consult with counsel.

- **D.** Discussion on Drainage/Grading Quotes for Old Deford Property.

No Board Action taken.

New Business:

- **A.** Discussion of Whether the Board wants to Communicate directly with the owner of the Golf Course Property.

Discussion tabled until more information is received.

- **B.** Discussion Concerning Association Desires with Respect to Landscape Contractor Maintenance of Space Between sidewalk and streets abutting their property.

No Board Action taken

- **C.** Discussion of POAA section 55.1-1823.1 “Electric Vehicle Charging Stations Permitted”.

Discussion tabled until more information is received.

- **D.** Discussion on Estimate # 180 for Plant Removal/ Replacement within Village Hall and Pool Area.

Chuck McKinney moved to accept the quote from Steadman Outdoor Services to remove the dead plants At a cost of \$1,655. Motion carried. Unanimous.

- **E.** Discussion of Remaining Board Meeting Schedule.

No Board action taken.

7:30 EXECUTIVE SESSION:

- Sue Mays made a motion to adjourn the business meeting and move to executive session to consult with legal council and review Association complaint forms. Motion carried. Unanimous.

8:05 Business Meeting

- Executive session was adjourned. Nothing was discussed other than matters related to the stated purpose. Regular Business meeting resumed.
- John Shumate May 17, 2022 Complaint

Mr. Shumate filed a complaint dated May 17, 2022 with the Board, complaining the Board was violating the Virginia Property Owners Association Act by holding private meetings not open to members.

Bill Rosenow made a motion to deny the May 17,2022 Complaint filed by John Shumate because the Board did not Violate Section 55.1-1816 of the Virginia Code.

Motion Carried. Unanimous.

- John Shumate May 25, 2022 Complaint

Mr. Shumate filed a complaint dated May 25, 2022 with the Board, complaining the Board was violating the Virginia Property Owners Association Act by not releasing certain Violation letters issued to WC Capital.

Bill Rosenow made a motion to deny the May 25, 2022 Complaint because the Board did not violate Section 55.1-1815 of the Virginia Code. Regardless, because he has now complied with the Code we will release the violation letters to Mr. Shumate.

Motion carried. Unanimous.

- John Shumate June 1, 2022 Complaint

Mr. Shumate filed a complaint dated June 1, 2022 with the Board, requesting the Board take action with respect to to the purchase of insurance for voting members.

Bill Rosenow made a motion to deny the June 1, 2022 filed by John Shumate because the Complaint does not allege or involve a violation of common interest community laws or regulations.

Motion carried. Unanimous

- John Shumate June 8, 2022 Complaint

Mr. Shumate filed a complaint dated June 8, 2022 with the Board, complaining the Board was violating the Virginia Property Owners Association Act regarding the multi-directional distribution of information by and among

the members.

Bill Rosenow made a motion to deny the June 8, 2022 Complaint filed by John Shumate because the Board did not violate Section 55.1-1817 of the Virginia Code.
Motion carried. Unanimous.

- Tom Luckman made a motion that we approve the CorRisk Solutions Insurance coverage for Voting Members at premium amount of \$11,299 with policy fee, carrier fee, tax and maintenance fee for a total of \$12,067.43.
Motion carried, Unanimous.
- Sue Mays made a motion due to the resignation of President Hugh Stephens that the Board reorganize with Chandler Calvert President, Tom Luckman Vice-President, Bill Rosenow Secretary and Bobby Ross Treasurer.
Motion carried, Unanimous.
- Bobby Ross made a motion to adjourn the meeting. .
Motion carried. Unanimous.

7:54 PM

Meeting Adjourned

Respectively submitted,
Chandler Calvert, Secretary