

WEMCA
West End Manor Civic Association
WEMCA Board Meeting
January 19, 2022

Open Meeting- 5:30pm

Attendance: Dan S., Bob, Sara, Allen, Jimmy, Craig, Dan H., John (via Zoom)

Additions, Deletions, Modifications to the agenda

- Craig- Questions regarding long term planning moving forward and plans for WEMCA events

Approve November 2021 Board Meeting minutes

Community Officer Report

- Not present

Board Reports

- President- Topper
 - Not Present
- 1st VP- Dan S.
 - Received kitchen equipment through Henrico surplus
 - Discussion of residents wanting to rent building- WEMCA is not ready to do this yet
 - New HVAC installed next week (1/24/22) to replace broken unit, will put wifi thermostats on all 3 units
 - Will continue to work with Henrico County/Dan Schmitt regarding funds for other 2 HVAC unit replacements
- Secretary- Sara T.
 - 105 houses contacted via email and mail (29 via mail) (150 household members total)
 - Only 27 have responded/paid
 - Discussion of sending out another email to everyone and/or sending mailing to all 1200 homes
- Treasurer- Dan H.
 - Reviewed incoming funds and monthly expenses
 - Henrico County bill for false alarm at community building
 - Discussion of future expenses and adjustments to expenses
- 2nd VP (WEM-East)- Allen M.
 - No reports
- 2nd VP (WEM-West)- Craig W.

- See other comments
- 2nd VP (Walton Farms)- Vacant
- Website/IT Director- Jimmy P.
 - Working with Verizon to look into getting high speed wifi at building
- Building and Grounds Director- John H.
 - Alarm system- will work on trouble shooting to determine why alarm is remaining in bypass mode
 - No response regarding roof work, Dan S. will follow up on this
 - Ongoing concerns regarding church not cleaning up after themselves
 - Dan S. will discuss concerns with church again
 - Discussed contract and 6 month review of contract
 - Discussion of adding cleaning deposit
 - Motion by Craig to add cleaning deposit to contract of church at next meeting, 2nd by John and Sara
 - Dan S. is sanding building in case of snow for church
- Director At Large- Bob B.
 - No reports

New Business

- Discussion of installation of additional fencing to inhibit trespassing
 - Dan S. and John research cost of additional fencing
 - Gate is broken, will be fixed by Hurricane Fence
- Consider installation of Ring Cameras
 - Option of Ring Cameras with security lights and video
 - Will need to get high speed wifi first
- Discussion of obtain wifi at community building
 - Motion by Allen to consider installation of appropriate level of wifi to support WEMCA building needs, will review cost of webcam and wifi at next board meeting, 2nd by John and Bob
 - Underground Verizon line already on property
 - Verizon business account set up through WEMCA Treasurer email
- WEBC request to place module classroom on site
 - Motion by Allen consider idea if more details are provided by the church, 2nd by Jimmy
 - Discussion of reservations and items to consider (insurance, liabilities, permits, negative impact on future revenue, neighborhood perception, ensuring all costs are accounted for, etc.)
- Potential use of property by nonprofits (Jacob's Chance and Beyond Boundaries)-
 - Motion by Sara to invite organizations to a future meeting with board and



present their proposals, 2nd by Jimmy and Allen

- Further discussion needed regarding rental costs and WEMCA calendar prior to making any final decisions
 - Discussion of rental rates for other building locations in area
- Additional board meeting to discuss building rental fees and WEMCA events calendar scheduled for 1/26/22 at 5:30pm via Zoom
 - Schedule Board Retreat
 - 2/26/22 at 9am at Community Building

Open Discussion of any items not on agenda

- WEMCA's plan for benefiting community vs. being a rental property- To be discussed at February board meeting and board retreat

Adjourn to February 16th Board Meeting