

**WHA Annual Meeting  
Woodlands Clubhouse  
March 11, 2019 7:30 p.m.**

**Welcome and Call to Order**

Jim Copsey, President, called the meeting to order and welcomed the membership. He explained each director will give a report.

**Pool – Andy Nist**

Highlights of 2018 include updated guard expectations, replaced several chaise lounges as scheduled, assimilated Woodlands Springs members at our pool this year due to their construction, baby pool was open more than in the past, updated pool rules, and added double doors between pump room and basement for easier access to storage. In addition an extensive mechanical evaluation of baby pool was conducted. One of the main challenges contributing to most of its closures was balancing chlorine. Projects in 2019 include replacing deck tables, replacing baby pool pump, replacing heater, continue replacing chaise lounges. Noted there has been a decline in guard applications. Planning to compare WHA pay schedule to area pools to retain guards from the neighborhood.

**Tennis – Melinda Nash**

Last summer tennis lessons went well. Looking for instructors for this summer. Nets should go up in April. Have had the new surface for almost three years. Pickle ball lines are now on the court. New furniture will be purchased for the courts this year.

**Grounds – Tim McCullough**

Had a successful year keeping grounds in shape. Overseeded in the fall so new grass will come up in spring. Additional funds needed for lake last summer. Currently treat for algae, however, due to weather two special treatments were needed for milfoil. Cleanup had to be done around trees because of high winds. Still wanting to do a walkway to lake around the pool. Dam inspection needs to be done this year. Based on the inspection report, WHA will need to determine response and cost. Hope to see new bridge across creek that would allow handicap accessibility but might not fit into budget. General maintenance of grounds will continue.

**Clubhouse – Mike Pipke**

Mechanically the building is sound for the next 25-40 years. Maintenance agreements will help keep it in good repair. If elected for next two years would like to remodel the men's restroom and then update inside of clubhouse.

**Activities – Amanda Tutino**

Noted there has been a growth in variety of activities as well as attendance. Credited the social committee that meets monthly to review activities and plan based on feedback from members. Next activity on April 29 for Easter. Liz Harris will not be able to continue the second year of her term. Heather Hewitt volunteered to finish Liz's term.

**Membership – Linda Withrow**

Since making email blasts available to homeowners for notification of activities or important information, distribution list includes 580 email addresses. Currently have 40 Class C members and will send invitations to eligible Class C members. Have been sending welcome packet to new neighbors when they move in. A directory will be updated and provided this year at the clubhouse at the opening of the pool, closing of the pool, and chili cookoff.

**Treasurer – Dave Fellabaum**

Currently 69 of the 420 Class A members still owe dues for the current year. Based on prior years' collections this is a very low number. Four homeowners owe for past years. Budget for 2018 was presented showing fiscal year ending in the black. A couple oddities were noted: 1) swim team hosted invitational which inflated actual income, and 2) the clubhouse incurred unanticipated expenses for chimney after roof work started. Developing budget for next year starts with looking at fixed costs – electricity, gas, chlorine, etc for past years. Then continue with income generated based on fees. Using data from directors' expenses in years past, try to estimate upcoming expenses. Directors provide a list of special projects to use money left in income. Not all projects can be funded. Project list becomes wish list. Directors try to prioritize. Heater is important, big draw in community. Dam needs to be inspected this year and maintenance has to be completed in spring. Loan is being paid on scheduled payments. Interest rate has been creeping higher but still inexpensive loan. If do nothing but make payments, it matures in August 2020. A list of past projects since 2013 was provided.

**President – Jim Copsey**

During the past year the website was updated as well as Facebook and Twitter. Goal is to get information to membership about upcoming events or special alerts such as pool closings.

**Questions from Membership**

Q: Can a community board be placed on fence at tennis courts? A: Will try to have one posted.

Q: Could riprap replacement be a community project for swim team? A: Easier and safer to use equipment.

Q: Does bridge need to be replaced? Would a new bridge impede camping at swim invitationals? A: A bridge will be needed sometime soon. Design can be worked not to extend so long.

Q: Is there notification to homeowners if lake is treated? A: Can try to email homeowners about treatment.

Q: Is it feasible to get secure kayak storage at the lake? A: Anything vertical will wash away or blow away. Posts to secure boats would compromise integrity of embankment.

Q: Was the men's bathroom remodel budgeted for last year at higher amount than this year? A: Was not budgeted last year.

Q: Will Woodland Springs members be back at our pool? A: No. It was for one year.

Q: Is there information about flood insurance? Is it a good idea to get it? A: Not in a flood zone.

Q: Is there a baby changing station in the bathroom? A: Yes.

Q: Can adult tennis lessons be given on a weekend morning? A: Will ask instructors if they would provide the lessons this year.

Q: Has there ever been a gate or fence around baby pool? A: Homeowner provided insight to pool deck area and her experience being okay without a fence.

Q: Homeowner supported idea to make our guard jobs as competitive as possible.

Q: Are boats still secure at lake? A: Yes.

Q: Are tennis courts bubbling? A: Contractor looked at it and said it is normal to bubble in the winter. Did not go with \$45,000 resurface option so base is not as stable. Cracks can come back. Will revisit with contractor in April and see how the cracks reappear this year. Should still be under warranty.

Q: Last year dam work, \$10,000 but this year \$5,500? Do we need new quotes? A: Will need new quotes. Couldn't get a good quote this past year. \$5500 is not for riprap or project, it's for inspection.

Q: Last year there was a safety and compliance issue with dam is it completed or underway? A: Waiting for inspection this year to determine what actually needs to be done.

Q: Street lights don't work, who do we call? A: Homeowners must call IPL or Duke.

Q: Will pool close early this year during the week after school starts like last year or can it stay open? A: Attendance on weekdays goes down when school starts. Three years ago opened pool in morning for people to swim if over 18. Might be able to do that type of thing in afternoon.

Q: What are guest fees? A: \$1 for guests during week, and \$2 on weekends.

Q: Why do we spend money on dam when only a few properties on the water benefit from lake? A: Value to all properties.

Q: What can we do to change assessment to just lake property owners? A: It's owned by entire WHA.

Q: Did we have a \$2000 surplus this year? Is there a savings account also? A: The \$2541.62 is a budget surplus. Cash on hand \$239,656.07 currently. Of that amount about \$159,000 is dues received this year. Currently have a balance of about \$80,000.

Q: Have talked about delinquent homeowners. What is being done? A: Have engaged an attorney to pursue the funds.

Q: In the future there should be a set time to pay your dues, if you don't then at that time you should receive papers. A: That is what we are doing.

A motion was made to approve the budget for 2019-2020 by Andy William. Motion was seconded by Jim McNair. All in favor.

### **Candidates – Ross Sexter**

Ross introduced slate of candidates for voting by the membership.

A motion was made by Sean Geis to approve the slate. The motion was seconded by Jim McNair.

A question was raised about two members sitting on board from same household consequently having two votes from one household. Another member said she researched By Laws, Covenants and Restrictions and found that one vote per household is for general membership but directors are allowed one vote each. Dave quoted from By Laws revised in 2005 that each Class A membership is entitled to one vote per household. (Article 3 Section 2 Membership.) There is nothing that allows or restricts two members from one household from holding two positions on the board. Dave commented that we don't have to approve two members of the same house on the board. Jim stated that we need to approve or not approve this slate. If the slate is not approved then we need someone else to serve on

the board. A member volunteered to serve on the board if that becomes the situation. The question was raised, are we setting precedent for the board? Jim asked for a show of hands to approve the slate as presented. Hands raised – 37. Jim asked for a show of hands in opposition of slate as presented. Hands raised - 14. Slate was approved. \*

**Neighborhood Crime Watch – no report**

**Drawing for Dues – Heather Hewitt**

**Meeting Adjourned 8:53 pm**

\*Following the meeting the ballots that were originally prepared for the board candidate election and not used were sent to homeowners who attended the meeting posing the question, “do you feel 2 members from the same household/lot should be permitted to serve on the board in different voting positions?” The purpose was to ensure homeowners could share their opinion anonymously if there was awkwardness showing hands on this matter. The ballot vote could not change the election outcome but perhaps provide guidance to future boards on this issue. Fifty-four homeowners attended, 31 ballots were returned before the March 18 deadline. Of the 31 ballots, 16 voted yes, 15 voted no. Six ballots were returned after the deadline.



We are presenting a slate with 2 board members coming from the same household/lot. The board passed a motion to present the issue to the general members for a vote at the annual meeting.

There is nothing restricting or allowing this in our Covenants and Restrictions.

There is precedence of 2 members from the same household/lot serving on the board in different voting positions.

The By-laws state in Article III Section 2 that each class A lot in good standing shall be entitled to one vote regardless how many individuals or entities hold title to the lot.

*Do you feel 2 members from the same household/lot should be permitted to serve on the board in different voting positions?*

**YES**                      **NO**

circle one

March 11, 2019