

**WHA Meeting Minutes  
May 13, 2019**

**Board Member Attendance:**

<b>President</b>	Ross Sexter	P	<b>Activities</b>	Audrey Harper/Heather Hewitt	P
<b>Vice President</b>	Judith Rouhselang	P	<b>Grounds</b>	Jim Copsey	P
<b>Treasurer</b>	Alisha/James Hiatt	P	<b>Membership</b>	Tim McCullough	P
<b>Secretary</b>	Dawn Deady	P	<b>Pool</b>	Andy Nist	P
<b>Clubhouse</b>	Mike Pipke	P	<b>Tennis</b>	Melinda Nash	P

**Attendance:** Scott Sweet, Ann Sweet, Larry Rich

**President** Ross Sexter opened the meeting at 7:30 p.m. Dawn Deady reviewed open action items.

**Clubhouse Managers** The Sweets said 9 events in the Clubhouse in May of which 4 were rentals. Audrey asked if there could be an adult swim night from 9 pm to 11 pm when there is a rental and if so could the guard room be used for snacks? General thought was that the guard room not be used. Might be a conflict with bathroom usage as well.

**Grounds** Jim Copsey obtained contract from Mr. B's for grounds keeping which includes small area near Queensbury Dr at no extra charge. Jim will contact the DNR to determine who should make the dam inspection. Boats need to be removed or registered. A mail chimp will be sent to find out if boats should be removed or registered.

**Pool** Andy Nist said guards hired. Inservice on May 19. Heater will be installed. About \$1700 below budget. Would like to spend on extra lounge chairs. Built bromine transporter so guards don't have to lift containers. **Andy will get a price on lounges and provide rates for Tim's work.**

**Membership** Tim McCullough reported 42 outstanding dues. He will complete second round of phone calls to delinquent homeowners by May 15. **Tim will ask Linda what was in the welcome packet for new homeowners** so they can be ready to be delivered. Judy asked if after May 15 **Tim would send her the updated spread sheet on delinquent dues.**

**Clubhouse** Mike Pipke said he would like to get cement on front porch fixed to prevent tripping estimated cost \$450.00. Two of the five or six pool spot lights are out. Some are full of water. Electrician coming tomorrow to say if we can just change the bulbs ourselves. Ross says he can take care of the pool lights. **Ross and Mike will look at them to see what can be done.** Second estimate on the bathroom obtained but needs to be tabled due to pool opening. Mike made a motion to install a removable fence around the baby pool. Discussion included a sign posted that a lifeguard is not on duty at the baby pool. Lifeguards not in favor of adding an impediment to the deck. Cost about \$2800. Parents are responsible for kids in baby pool. If problem with a guard not watching front table, etc. then the issue should be shared with Andy. Motion not seconded or passed.

**Activities** Audrey Harper reported the Easter event received positive feedback. Next event is garage sale June 6,7,8. Coordinated with north and south neighborhoods. Garden club will set up in the parking lot again. July 4 parade and picnic. Working on adult swim dates sponsored by activities once a month and will keep Andy in the loop. Will talk with swim team mom Laura Berhle about a family movie night. **Activities will handle mailchimp for neighborhood announcements instead of membership.**

**Tennis** Melinda Nash met with contractor who said they will have to fill the cracks in court. The foundation of the court is causing cracks to reoccur. New cracks, not the same cracks that were fixed when court resurfaced a couple years ago. Contractor was suppose to come to meeting to explain cause of cracks and cost to fix but did not show up. Two people willing to teach adult tennis lessons, Melinda just needs dates. Judy suggested Sunday morning or any evening. **Melinda will find out the cost of the lessons.**

**Vice President** Judy Rouhselang said she found a law firm that focuses on homeowners association. Cost is \$2000 for the year which includes hiring them to write a delinquency policy for overdue accounts, a demand letter (\$400 value), a retainer fee (\$800 value) to call them every day if necessary for 50 minutes, and filing a lien on the Vascovy property (\$350 value). She explained the attorney she met with recommended that we file a lien on Vascovy property because it's not likely there would be a positive outcome in small claims court. Highly recommended by other homeowners' association. Would attend board meetings and invite our board to two annual homeowner events. Judy would be responsible for issuing letters to delinquent account holders and making collections. This would become a Vice President role. If attorney files lien, it's \$350 per filing. It's possible we could do this on our own if this is considered an appropriate action. Tim asked if this firm helped other homeowners reduce their debt or delinquency rate? Judy stated law firm will be hired. Judy suggested formation of exploratory committee to determine what to do with the baby pool. **Andy, Audrey, and Ross agreed to be part of the committee with Judy as chair.** Judy suggested review of insurance policy and asked **Mike Pipke to conduct the review.** Judy met with Jim about website strategy to move away from current host and use GoDaddy which would include email, Twitter, Facebook. Currently paying host and will pay GoDaddy. Goal is to have position based usage so 1) the positions would have access and not done by a particular person 2) an administrator would have access to all emails and website, 3) owned by WHA not an individual person. Estimate of \$800 a year. Judy suggested to start looking into this at end of this year to incorporate in next fiscal year budget. **Ross will obtain estimates on hosts. Jim said he would set up the new website.** Jim said if we own our email addresses, we can set up Twitter accounts linked to the website, Facebook, etc. to provide updates. **Ongoing responsibility of website maintenance will be with the Vice President.** Judy followed up on questions about people outside our WHA using pool and amenities. She asked the attorney she visited and can't unless annexed.

**Treasurer** Alisha Hiatt reported signature transfers with bank were not completed correctly so there is not access to the account. Check received from Alfyed for first installment. Alisha forwarded Andy the payroll schedule for lifeguards and Melinda for the tennis instructors. **Melinda will check with tennis instructors to make sure their direct deposit will go to the correct account.**

## **New Business**

Adjourned 9:01 p.m.