

WHA Meeting Minutes

June 10, 2019

Board Member Attendance:

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

Attendance: Scott Sweet, Ann Sweet, Larry Rich, Kara Deady, Thad Czuba, Helen Czuba, Dave Fellabaum

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

Vice President Judy Rouhselang said she needs report on overdue accounts before contacting attorney about letter to send to delinquent homeowners. Asked where the boats are located that are no longer registered. Ross said previous grounds manager might have the file. Judy would also like to start working on baby pool committee and **will draft a plan and send to Ross.**

Clubhouse Managers Scott Sweet complimented Jim for taking care of trees lost in the storm. Also appreciated Andy and Sara for planting pool planters. Great job to Kara for first year as head guard. Mike doing great job on clubhouse issues that continue to come up. Reported 12 events in the clubhouse in May and 8 in June. When getting ready for swim lessons, found checks from last years' swim lessons in bag of checks for lessons. These checks were not deposited. Working on a process to ensure this doesn't happen again. Deposits will be made every night. **A letter will be sent out to ask if people would still pay for the services.**

Grounds No report. Judy asked why Jim is contacting the DNR. Judy has been researching issue and thinks that Christopher Burke engineering firm could handle inspection. Burke sent an example of report. **Judy will contact Jim.**

Pool Andy Nist reported heater is installed. Pump#2 and #4 operating. Pump #1 and #3 are being diagnosed. Only two pumps –not enough suction to vacuum. Issues with chlorine delivery and supplier but working through them. Pulley system installed to lift carboys. Andy asked about payroll. All set up, payment will be made June 11th. Alisha asked how the guards are doing with homeowners with dues. Need list from Membership. Guards doing a better job checking names and addresses and welcoming guests. Alisha noted charges coming through petty cash for pool so putting it on pool budget. Larry Rich asked if pool heater came in under budget? Yes, it did but a pipe broke so no true savings. Asked about the pump that needed to be installed. Yes it was but do not have the final cost. Tim sent rates to Andy about labor costs: \$30/hour and \$50/hour emergency rate. **Ross made a motion to accept rates as published. Melinda seconded.** Mike questioned if these rates are cheaper than a pool repair company. **Andy will bring cost information for pool maintenance to the next meeting.** Ross and Dave Fellabaum recalled that they called a repair company two years ago who charged \$80/hour and trip fee. Ross suggested that the committee that is being formed can also look into paying for repairs from an outside company. Judy asked if maintenance fees will fall within pool budget. Andy said there isn't a way to know that because don't know what will come up.

Membership Tim McCullough reported 7 homeowners have outstanding dues, 9 that owe a partial amount, and 2 that owe multiple years. Two of the overdue accounts represent two thirds of outstanding debt. People will sometimes pay a certain amount and not always full amount. In past Dave would deposit whatever was sent and request further

payment. Alisha will not accept partial payments and will calculate interest in full amount regardless of what partial payment was made. Judy is taking over the overdue accounts and needs an updated list of who owes what. **Tim will provide by end of the week.** Tim is completing welcome packets and will **be hand delivering them in the next 10 days.** 7 are needed.

Clubhouse Mike Pipke said women's restroom stall doors are not anchored into walls well. Mike made a repair for short term and **will get a quote to have it fixed correctly.** Water heater went out in the basement and has been replaced. Problem with venting of new water heater due to rebuild of the chimney last year. A second, new, ventless water heater was installed instead. Bone Dry will pay for the water heater that can't be used due to mix up with chimney repair.

Activities Audrey Harper reminded everyone that activities will do MailChimp announcements. Upcoming events include July 4 parade on June 29 from 11 am to 1 pm. Still looking for volunteers to come at 10. Parking lot will be closed. Will send recruitment email to build up social committee again. Adult swim on hold. Pool closing will be next big event.

Tennis Melinda Nash reported that lessons are great. Having a difficult time contacting contractor. Not being responsive. She will call tomorrow to get a quote to redo the entire court again. The contractor needs to answer why there are cracks. Hope to have him at meeting next month. Not enough people signed up for adult lessons. Showed pictures of community board and it's expense. Ross suggested **Melinda purchase a picnic table and a community board** for the cost of \$1200. Board agreed.

Treasurer Alisha Hiatt reported all bills paid. Corrected payroll issue. Andy will notify guards when they will get their paychecks. CPA filed an extension for taxes due to delay in transferring accounts. Class C dues will no longer be included in budget since Class C is not required. Scott explained some cash kept in guard room. \$100 from petty cash is used for change for guest fees and soft drinks of which \$40 is in room overnight. Scott keeps balance upstairs. Guards balance out everyday. A spreadsheet is kept for fees collected.

New Business

Mike asked if umbrellas can be purchased for pool deck. **Andy said four new umbrellas need to be purchased** and he will repair one.

Ross asked what reserve total is. Alisha said \$220,000 includes budget. Ross asked directors to think about what do we really need to keep in reserve for discussion next meeting. There are many projects and a loan that needs to be paid off. What should be planned for?

Alisha asked about changing station in men's restroom.

Larry asked if concrete being leveled. Mike has nothing to report. Larry asked if still getting \$150 transfer fee when house sold. Yes.

Adjourned 9:27 p.m.