

WHA Meeting Minutes

July 8, 2019

Board Member Attendance:

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

Attendance: Scott Sweet, Ann Sweet, Larry Rich, Thad Czuba, Helen Czuba, Dave Fellabaum, Joann Turnwald, Tom Masterson, Hassan Kassebnia, Greer Trapkus-Harris, Hannah Nist, Luke Donovan

PRESIDENT Ross Sexter opened the meeting at 7:30 p.m. Approximately 30 homeowners were in attendance for the presentation by City Councilman Jeff Worrell. In addition to Mr. Worrell, the contractor from Leslie Coatings who resurfaced the tennis courts in 2017 was present to talk about the current condition of the tennis courts and options to fix the cracks.

Jeff Worrell explained a homeowner made a formal request for a stop sign at Stratford and Lake Shore Drive East. To follow the process for this type of request a traffic count study will begin July 15. Additional feedback will be sought from the neighborhood through ballot and/or survey once data is collected. If study doesn't show intersection meets criteria for a stop sign then there is a process to take request to City Council. If stop sign not approved then there are other options such as speed bump or more officer patrols. Study will also include speed readings. Trying to quantify problem. Will give everyone opportunity to weigh in. A homeowner asked about a crumbling curb. Mr. Worrell said he would drive by the area after the meeting. Question was raised about traffic control person posted at 106 and Lakeshore Dr. East. He is a sworn police officer. Qualified to do the job. Bonded and hired by contractor to take care of traffic. If used Carmel police they would have to leave for a call. Mr. Worrell said the person will stand at truck unless there is traffic that warrants four way control. Calls once a week to get rid of stop sign but it's people who don't live here. No plans to remove stop sign. The timeline to open 98th street off of Keystone northbound on east side was questioned. Construction on 96th street needs to be further along first. Question was asked about 96th street closure timeline. Duke said couldn't do job during winter so had to do it in summer which extended closure. Still on time for end of this year for bridge over 96th street. Question on standing water. Mr. Worrell said the city should be called if storm sewers need to be cleaned out. Neighbor with standing water in yard can send Worrell an email to have storm water engineer to look at it. Question about 106 and Lakeshore roundabout. Not planned any time soon. He can be reached at Jworrell@carmel.in.gov. Worrell explained his position on non smoking issue in Carmel. Council is considering adding vaping to non smoking ordinance. Police asked for this due to vaping at the high school. American Lung Association says Carmel needs to be smoke free. Worrell does not feel that the couple places that still allow smoking if patrons inside establishment must be 21 and over should have to go smoke-free. Been on Carmelfest committee for decades. Noted parade chairs unsightly – will introduce an ordinance to limit timeframe to place chairs prior to parade. People who are speaking up are saying they don't go to parade because they don't think they will find a spot. Mr. Worrell concluded his presentation at 8:00 pm. At this time most attendees left.

TENNIS Melinda Nash introduced Derek of Leslie Coatings. Court will continue to crack as it moves. Old cracks are sealed but new surface placed over old court does not prevent new cracks. Would grade tennis court as C. Low spots developing because ground underneath changing. Water will not always run off because court is mostly flat in addition to having low spots. Estimate put together to look at removing and replacing court as well as repair options. Armor

product goes over crack that was there at the time but new cracks developed since two years ago when applied. Good for another couple years, still functional. If fill cracks, will not extend life of court but will improve aesthetics and keep people from tripping. Could put another 1.5" asphalt overlay like before but old cracks will still appear and new cracks will still occur. Estimated \$30,000 for overlay. Melinda said eventually will need to replace. Derek explained more cracks will grow and extent of cracks will be weather dependent. Low spots will remain. South end will likely move due to trees being removed. Rough estimate to remove and replace court and fencing is \$70,000-100,000. Concrete is another option, more expensive, but longer life.

Lessons going well. Have 3 adults signed up for lessons on Saturday morning.

TREASURER Alisha Hiatt said she is working through payroll schedule issues. Guard times not being recorded accurately. Report sent out might not have included this past week. Would like to turn payroll over to pool director. CPA working on taxes.

VICE PRESIDENT Judy Rouhselang said she is working on an insurance audit due July 16. Working with Andy and Mike on a different way to represent our clubhouse manager responsibilities in a spreadsheet form. Dave Fellabaum asked about hiring an attorney to work on dues collection. He said a lien is already filed as soon as a homeowner is delinquent. Judy explained that a lien must be filed to secure priority position in obtaining dues. **Question will be raised with attorney.**

CLUBHOUSE Mike Pipke reported that concrete on front porch can't be leveled easily. Have to postpone. Rain caused one foot of water in basement. Came in through creek. Sump pump couldn't pump out fast enough. Suggest keeping floor clean. Drain was just cleaned prior to rain event. Garage door will be fixed tomorrow. Met with insurance people for review of policy and all is good. Trip hazard on sidewalk as well as foyer. Workman's comp is fine. **Dam is insured but not sure what it is insured for so will let us know what coverage is.** Larry suggested grinding front porch.

GROUNDS Jim Copsy reported that lake treatment invoices sent to wrong email so a treatment was not done since we hadn't paid. Invoices not descriptive so Jim trying to contact them about details. **Will meet with homeowners who are interested in the lake treatment to determine what company should be used.** Trying to determine if there is a contract with current treatment company. Trees will be cleaned up. Melinda asked if a quote could be obtained to remove two more pine trees near tennis courts one on each side. Dam inspection will be \$3,000-5,000. Homeowner noted fire hydrant is covered and traffic obscured near tennis courts. **Jim will ask Mr. B's what their duties are and if this is included.**

ACTIVITIES Audrey Harper and Heather Hewitt reported about 150 people attended July 4 parade. Provided hotdogs, chips, water. Firefighters asked to be included in some of the upcoming events. Asked for more board members to attend activities events.

POOL Andy Nist reported both pools are open. Baby pool was drained and filled with pumped water from big pool. Health Dept shut baby pool down. Umbrellas from Menards are in place. He will take over guard payroll from Alisha. Asked activities who to work with regarding triathlon and pool closing event. Gathered comparable rates for service on pool. Rogers doesn't do mechanical servicing themselves so direct people to another company. Rogers has a fee to open and close pool \$700-800 each time. Will do mechanical checks but not repairs. Will check chemicals for \$150-200 a week. Noblesville company charges \$120/hour for mechanical repair plus \$70 travel fee. Waiting on rates for mechanical services from H&L Pool Service. Three pumps running right now. Hope to have 4th online tomorrow.

CLUBHOUSE MANAGER Sweets reported 16 events last month. This month 5 are scheduled. Mike Pipke added that there was a second flood in basement. Suggested Sweets try to itemize what was damaged and hopefully WHA can reimburse. Andy recommended that board reimburse Sweets for dehumidifier. Receiving some repayment for swim lessons last year after letter sent explaining the found checks.

MEMBERSHIP Ross reported for Tim McCullough. Alfayed and Vescovi still delinquent. Additional 12 homes delinquent. Still receiving monthly payments from Alfayed.

Adjourn 9:17