

WHA Meeting Minutes

September 9, 2019

Board Member Attendance:

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

Attendance: Scott Sweet, Ann Sweet, Larry Rich

PRESIDENT Vice President Judy Rouhselang conducted meeting in absence of president.

VICE PRESIDENT Judy Rouhselang opened the meeting at 7:33 p.m. She reported she made changes to WHA website including uploading new clubhouse rental agreement. Sent email to board about dinner seminar invitation in November from the law firm recently hired. Provided update on overdue accounts. Final demand letters were sent to all 9 overdue accounts, six are still outstanding. Raphael on payment plan, will pay \$200/month and pay up by end of year. One homeowner is disputing balance owed. **Judy suggested filing lien on Alfayyed and will discuss this action with Ross.** Filing lien will cost \$350. After seeing paperwork from attorney, **if Judy can replicate process she will do it on the other six.** Sent up dated draft of procedures for overdue accounts to board members prior to meeting (included). Board agreed with updates. Judy explained that at the June meeting a question was raised about the need to file a lien or if WHA declaration and covenants already provides this action. After talking with attorney, the homeowners' association lien act of 2014 takes precedence over homeowners' associations' declarations and covenants. Until a lien is filed it does not attach to property. Title company not obligated to tell WHA if money is owed on property. WHA will need to look at filing liens on a case by case basis. This process is established so it can be followed by future vice presidents and presidents. The delinquency policy will be published in October and February Acorn. A mailchimp will also distribute policy in November. Also could be added to website. Discussed a tab on website just for dues payment information. Judy asked about board retreat and topics that would be discussed. Group agreed to have it in place of board meeting in December. Linda would like to ask lawyer about Alfayyed property and it's disrepair, and about rentals. **Board members should send Judy list of ideas for discussion.**

TENNIS Lessons over. Instructors were paid. Adult lessons went well. **Will contact contractor about patching courts in spring.** Trees were cut down near court to help keep needles off court.

CLUBHOUSE Mike Pipke said electrician will quote a fan to allow ventilation year round of pump room.

GROUNDs Mike Pipke reported in absence of Jim Copsey. Mike reported he cleaned up overgrown roundabout at Queensbury court for Jim. Mike called city about fire hydrant overgrown near tennis courts. City did some clean up but Mike will rent a polesaw from Runyon and finish cleaning the area. There is also an area of trees near tennis courts the tree company did not clear as directed. A Boy Scout is writing a proposal for his Eagle Scout project to clear an area on east side of spillway so that it will be mowable. Salvage boats will be removed. This will allow access to lake without walking on riprap. Could possibly be done by end of October or November. Judy will work with Jim on an email asking boat owners to remove boats before project starts. A notice can also be included in the Acorn. There was discussion about the project also delineating the boundary of the WHA property and homeowner's property. **Mike will talk with**

homeowner about what would be appropriate. Also would be nice to have directional sign in parking lot indicating lake access on north side of clubhouse.

ACTIVITIES Heather Hewitt said that the triathlon might have had less participation this year. Andy said 38 attended this year (42 last year). Picnic attendance was down. Needed more volunteers. Ran out of food, not many sides or desserts brought. Maybe lead activities and games right after food is served. Guards could be paid to run games. Chili cookoff might have Kent Withrow's band. Social committee will continue to work on details. Dec 14 is Sundae's with Santa.

POOL Andy reported pool closing was more efficient than ever. Pool pump #2 is leaking. Repairing the five-way valve will likely be \$500. Mike said he noticed another leak near main line. Health Dept. cited WHA for nonfunctioning pool meter – likely due to different unit readings so it will be replaced when leak is fixed. Scott applied sealant on pool cover. He also emptied baby pool into big pool. One more payroll needed. Electrical work in pump room for safety purposes. **Andy getting a quote for new chaises this winter during off season.** Larry Rich asked if a warrantied pump is going back to manufacturer? Andy responded saying yes the new pump was received at no cost because pump was warranted. Broken pump will be returned. First time in five years all four pumps ran. Judy said she heard feedback about needing to keep baby pool cleaner. Revisited discussion of badge reader at gate. 19 guards were hired this year. Many aren't coming back. Hard to staff pool in August. Could shrink guard staff with reader in place. Insurance says it's okay to swim at your own risk if sign is posted. Badge reader could let people in. Wouldn't have to manage front desk because badge reader would regulate entrance. Data shows that people come at top of the hour – also when soda and water requested. \$1700+ earned for guest and soda fees. **Will look at badge reader idea again in spring.**

CLUBHOUSE MANAGER Ann Sweet reported five rentals in August and September. Great pool closing.

MEMBERSHIP Linda would like to have new directory ready for annual meeting. **Will communicate at chili cookoff and in Acorn about advertising in directory and neighbor-to-neighbor services.** Would like to make neighbor-to-neighbor services more obvious on website. She will include info in Acorn on signing up to receive and continue to receive mailchimp emails. Judy said two homes sold in neighborhood and welcome letters sent.

Adjourn
9:10 pm

On August 12, 2019, the Board of Directors adopted a Delinquency Policy Resolution effective beginning January 1, 2020, with the following procedures, rules, and regulations for the collection of assessments:

MEMBERSHIP DUES (ASSESSMENTS) PAYMENT PROCEDURES

- JANUARY** Members receive annual dues notices by email, if email has been provided. The dues notice will include: (1) the amounts due, and (2) the payment due date.
- FEBRUARY** Members who have not paid dues by January 31 will receive dues notices by mail (US Post). Annual dues assessments are due by March 1 and must be received by March 1 (not just postmarked).
- MARCH 1** Annual dues assessments are due by March 1 and must be received by March 1 (not just postmarked). Payments must be received at Woodlands Homeowners Association, Inc., 10700 Lakeshore Drive East, Carmel, Indiana 46033.
- MARCH 2** Dues are late and a late charge of \$75 will be added to the Member's account. Any payment received for less than the full amount (dues plus late charge) shall not be accepted as full payment.
- APRIL 1** On or soon after April 1, the Association will send a first Delinquency Notice (late notice) to members who have not paid dues by March 1. Members are responsible for the annual dues and the \$75 late charge. The total amount is due within 15 days. Any payment received for less than the full amount (dues plus late charge) shall not be accepted as full payment.
- MAY 1** On or soon after May 1, the Association will send a second Delinquency Notice (second and final late notice) to members who are still delinquent. Members are responsible for the annual dues and the \$75 late charge. The total amount is due within 15 days. Any payment received for less than the full amount (dues plus late charge) shall not be accepted as full payment.
- MAY 16** On or soon after May 16, if the member is still delinquent, the matter may be turned over to the Association's attorney to pursue collection in the manner recommended by the Association's attorney. All communications by the owner must be directed to the attorney.

Any member who is late with payment will be responsible for (1) late charges, (2) costs/ charges for filing liens, (3) attorney's fees, court costs and expenses incurred by the Association, (4) charges incurred by the Association for "bounced" or "stopped payment" checks, (5) any and all other charges incurred by the Association.

Homeowners of Class A lots of the Woodlands I, II, III, IV, and Briar Creek and II have legal obligations to pay dues to the Woodlands Homeowners Association, Inc. for the maintenance and upkeep of the Common Properties. Class C properties are not obligated to pay annual dues to the Association unless the Class C homeowners have chosen to opt-in as members; then they too are obligated to pay for the maintenance and upkeep of the Common Properties. For more information refer to the Declaration of Covenants and Restrictions in the Legal Documents section of the Association website: [HTTP://woodlandshomeowners.org/](http://woodlandshomeowners.org/)