

WHA Meeting Minutes

October 14, 2019

Board Member Attendance:

President	Ross Sexter	A	Activities	Audrey Harper/Heather Hewitt	P/P
Vice President	Judith Rouhselang	P	Grounds	Jim Copsey	P
Treasurer	Ross Sexter	A	Membership	Linda Withrow	A
Secretary	Dawn Deady	P	Pool	Andy Nist	A
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. Meeting was opened at 7:33 p.m.

CLUBHOUSE MANAGER: Scott Sweet said quiet time with rentals right now. He cleaned the carpets. Getting ready for November and December rentals. Tim finished winterizing pool. Scott called to get pool water heater winterized. Sweets will not be present at November meeting.

TENNIS: Melinda Nash said she is still trying to communicate with Leslie Coatings for crack filling. Judy noted it's important to have estimates to proceed with budget planning. She offered to call.

VICE PRESIDENT Judy reported she emailed overdue accounts report to board. Three accounts turned over to attorney because they have been nonresponsive. After November 4 will take to small claims court. A lien was filed on Vescovi. Alfayyed making prearranged payments on time. WHA's law firm sent invitation to seminar in November. Law firm also emailed an article to the board about HOA collections. Board retreat to be held at December 9 board meeting. Attorney Greg Chandler will attend from 7:30 to 9:30. Judy will send list of discussion topics out to everyone to verify. **Will discuss at November board meeting if December retreat should be closed or open.** Judy will be seeking new members for 2020 board. Nominating committee is Judy, Ross, Heather, and Linda. Hope to bring slate to December meeting. **Budget information should be brought to November meeting.**

CLUBHOUSE Mike Pipke said he worked on stalls in women's bathroom. Obtained \$700 quote to replace brace for stalls. Mike used liquid nails to secure stalls to wall to save money. HVAC maintenance agreement cost \$400/year and provides for a 10% discount on services, change of filters twice a year, and change of evaporators outside. Asked if board okay with ending service agreement and have Scott keep calendar to change filter twice a year and once a year pull circuit breaker and hose out evaporators. Mike will hold off on paying agreement and ask Ross what he thinks. Scott agreed with Mike. He will order filters every 6 months and change them. Mike explained electrical switches only 10 inches off the ground in pump room and get wet when flooded. He obtained 3 quotes. For \$2070 an electrician will put ground faults on each one of the outlets and will add thermostatically controlled fan in ceiling so it will vent garage constantly. Shared copy of eagle scout plan for lake access. Once boats removed project can start. Mike talked with Kempsons about project and marking property lines. Troop will make signs to mark property lines. Email went out to ask homeowners to remove boats from dam. Four boats removed. Judy called an unhappy homeowner to explain why boats have to move. Judy asked dam inspector for better answer regarding boats needing to be removed and learned man made objects contribute to erosion on dam. Mike working on plan for rack to hold boats. Judy asked dam inspector where it can be placed and he will get back to her. Next spring might be time for racks. Mike could make one for about \$120. Probably will need criteria published for using it. Linda said people are interested in unclaimed watercraft. Could give them away if unclaimed. Mike will mark clearly. Judy will send final reminder to remove

watercraft by October 22. Estimate to replace pool lights on poles on deck was \$3600. Mike suggested holding off on lights until 2020. Instead, **Mike will ask electrician about putting light at garage.** Mike has a brand new carpet cleaner that he will leave at clubhouse so Sweets can clean carpet instead of hiring carpet cleaner. Mike noted that people said to others they think the clubhouse needs to be painted but haven't contacted him.

GROUNDS Jim Copsey reported that Ponds Rx and Black Cherry Tree Co. sent invoices. Mike will contact tree company for quote to remove brush from dam as required by dam inspector. Jim said Ponds Rx have been sending notification the day after they treat. Should be done with treatments. Homeowners on lake seem to be happy with communication and results of treatments. Will not be changing treatment companies at this time. Jim and Judy reviewed draft dam report. Judy requested the report be redrafted to indicate multiple ownership of dam. DNR recognizes multiple ownership of the dam and use WHA as contact. **Judy will search for deeds for properties that own part of dam.** A partnership could be formed with homeowners to create plan for dam. **Judy will send new draft dam inspection report to board.**

ACTIVITIES Audrey thanked board members who helped with Chili Cookoff event. Three new volunteers joined social committee. Sundaes with Santa is December 15 from 6 to 8. Heather is working on photographer for Sundaes with Santa. Right now photo package is \$15 but will follow up about what this covers. Linda Withrow will lead bookclub and contact Scott about meeting in the clubhouse. **Audrey will find out if Linda wants a mailchimp sent about next bookclub.** Easter Egg Hunt will be next.

POOL Andy Nist not present. Dawn read email Andy submitted as a report. Received quote from H&L Pools for third party pool management services. However it can't be read due to their color logo blocking the type. He asked them to resubmit the quote. This information can be used at annual meetings when the subject might surface. Warrantied pump returned. (Scott Sweet said he will contact Andy to confirm this.) All mechanical repair(s) completed as well as Health Department recommendation (i.e. flow meter). Pool Boy Services will be submitting invoice and will forward to treasurer. Found former quote for pool gate badge access. **Will solicit additional quotes and options in consideration of next year's project budget.**

MEMBERSHIP Linda Withrow not present. Judy reported one new member on 106th Street. Sent them a welcome packet.

Adjourned 9:13 pm

