

WHA Meeting Minutes

November 11, 2019

Board Member Attendance:

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

Quorum is obtained if six members are present. Six members are present. Quorum is obtained.

Attendance: Larry Rich

PRESIDENT Ross Sexter opened the meeting at 7:30 p.m. He asked for an update on dam, finances, and old business. Old business: Mike Pipke said that there wasn't a clear answer on whether we have separate insurance policy on dam. Insurance company rep said claims should be made on dam when appropriate and coverage will be determined at that time. Grounds are included in umbrella policy and dam is part of grounds. Mike asked if next month's board meeting should be closed or open due to presence of legal counsel. Judy Rouhselang made a motion to hold an open meeting for board business from 6:30 to 7:30 and have a closed meeting with attorney at 7:30. Andy seconded. Two opposed. Motion passed. Warranted pump not returned and Andy will inquire about its status. Question about moving to a new website host. Ross said costs would be prohibitive at this time. Will need to hold off for right now.

CLUBHOUSE MANAGER: No report.

TENNIS: Melinda Nash said cracks were patched at no cost by Derek at Leslie Coatings. **She will request an estimate for crack filling to be done in the spring.** Estimate will be included in 2020 budget.

VICE PRESIDENT Judy reported the dam inspection report was finalized last week. IDNR now recognizes multiple owners of the dam. Meetings were held on November 4 and 11 representatives of the board met with residential homeowners that own part of the dam. Notes from both meetings are attached to these minutes. At these November meetings, recommendations from the report were shared. It was suggested dam owners work together to mitigate dam and WHA would drive the process. Residential dam owner asked Judy to ask board if WHA would arrange and pay for a geotechnical survey of dam to determine stability of area on owner's property near concrete patio. Board did not agree. If whole dam would be analyzed there would likely be a shared cost by all dam owners. First, clarification on type of analysis recommended in report is needed by engineer. Discussion continued about consequences and responsibilities if homeowners don't follow up on recommendations. It's a shared responsibility and shared consequences. However, progress made by WHA puts WHA in favorable light. **Final dam report will be made available to board members and uploaded to website. Further progress on report recommendations will be shared with homeowners sharing the dam ownership. Judy will go through recommendations, some already taken care of, and determine WHA's next steps.** All watercraft are removed from dam. Eagle Scouts removed vegetation. Ross said that the work accomplished so far has put dam in more favorable consideration by IDNR. Mike had two tree companies provide estimates for trees to be removed from dam and nearby grounds. Victor Condado, L.L.C at \$7000 is least expensive and could be done immediately. Andy requested information on costs for remainder of year and balance of account before agreeing to tree work. Mike made a motion to move forward with trees. Linda seconded. Two opposed. Motion carried. **Ross will send out balance statement.** Linda asked if Luis should make signs designating access. Board said yes. Sign indicating "Access for Woodlands Residents" to show where homeowners can walk as well as "Private Property" signs to keep people off Kempsons yard would be helpful.

Judy said a member notified board of registered sex offender renting house in neighborhood and asked if message could be sent to membership about this. Judy called Carmel Police who cautioned against a social media message that could escalate situation into a bigger issue. Renters are not eligible to use amenities unless property owner transfers these rights in writing to the Membership Director. Board will not take action at this time. Judy will respond to homeowner. There was discussion about process lifeguards use at the pool to ensure ineligible members are not using the amenities. Further review of the process will be discussed by the board.

Judy will prepare chronological summary of dam history.

CLUBHOUSE Mike Pipke said garage ground faults and venting fan completed. A photo sensor light was installed outside the garage. Mike will not renew HVAC maintenance agreement.

GROUNDS See Vice President report.

ACTIVITIES Audrey Harper said next event is Stories with Santa. A new homeowner is willing to bring movie equipment and host event outdoors in summer. Euchre tournament will be set up. Looking for co-activities director for next term.

POOL Andy Nist would like \$3000 to purchase remainder of chaise lounges. Would like to move forward with badge access gate for about \$5000. Tinder Locksmith provided access system at Woodland Springs pool. Discussion with them was positive and revealed system provided data about pool use. Would this ultimately provide cost savings? Would need further discussion on process to use this type of access. Obtained quotes from H&L Services such as guards, general opening and closing, testing, \$45,000. Plus \$135 per hour for services, i.e. broken pipe. WHA would still have to buy chemicals. Good info to have when questions are asked by membership regarding use of service for the pool.

MEMBERSHIP New homeowner on Barrington Dr. was suppose to close 11/8. WHA will file a lien on a property with large outstanding account. A delinquent homeowner has rented clubhouse and **Scott will tell her to pay remainder of her dues in order to rent. Scott will get back to board.**

Treasurer Ross reported over \$9000 in checking and over \$100,000 in savings. Loan balance over \$18,000. Ross asked for **directors to send project costs to him before December 9**. December meeting will be a budget and dues meeting. **Will vote on dues in December.** Judy estimated total outstanding dues at \$9200 down from \$9936 last month. A delinquent account summary was prepared. Three members overdue. Attorney recommending small claims suit filed on two of the three members. Foreclosure is pending on one of the two. WHA prepays small claims filing fee which is added on to debt. The prepaid fees are \$118.74 for each suit and is included in the claim filed.

Adjourned 9:30 pm

Association (Board) progress with Recommendations page 11 of final dam inspection report, the Maintenance and Repairs Component recommendation that “Multiple owners of dam work to resolve inspection recommendations.”

November 4, 2019: Met at Clubhouse with two residential owners of dam and Board members (Ross Sexter President, Judy Rouhselang Vice President, and Jim Copsey Grounds Director). The third residential homeowner did not respond to invitation and did not attend. Provided residential dam owners with the table of Recommendations from the draft dam inspection report. Had discussion about the recommendations. One owner on Lakeview Drive said that closing on his home sale set for Friday, November 8. This homeowner was told that he needs to disclose the information to the potential buyers. A meeting was requested with Jeff Fox, Civil Engineer of Chris B. Burke Engineering LLC, so that residential dam owners could ask questions. The owner on Lakeview Drive also borrowed binder of the draft dam report so he could read/review.

November 5, 2019: Binder of draft dam report returned to Judy Rouhselang.

November 6, 2019: Dam inspection report finalized and sent to INDNR as required.

November 6, 2019: Judy Rouhselang Vice President WHOA coordinated and scheduled meeting with Jeff Fox, Civil Engineer, and all dam owners. Meeting set up for November 11, 2019 at WHOA Clubhouse. Everyone was notified via email.

November 6, 2019: Judy Rouhselang Vice President WHOA sent via email final dam report to all dam owners.

November 7 through November 9, 2019: Received confirmation from all three residential dam owners that they will attend November 11, 2019 meeting at WHOA Clubhouse.

November 11, 2019: Meeting at WHOA Clubhouse from 9a.m. to approximately 11a.m. Attendees for WHOA and dam inspection firm were Judy Rouhselang, Vice President, attended for entire meeting, Jim Copsey, Grounds Director, attended from 10a.m. to 11a.m., and Jeff Fox, Civil Engineer, for Chris B. Burke Engineering, LLC, attended for entire meeting. All three residential owners of dam attended.

Jeff Fox answered questions about the dam being regulated and being a high hazard dam classification. Fox explained that there are 3 criteria for a dam being regulated and the Woodlands dam meets the criteria and because Woodlands dam is regulated it is assigned a classification that is high hazard:

The 3 criteria used to determine if a dam is regulated or not include:

- 1) Has a drainage area more than 1 square mile
- 2) Height exceeds 20 feet tall
- 3) Impounds more than 100 acre-feet of water

A dam is regulated if it meets at least 1 of the criteria listed above.

Regulated dams are assigned a hazard classification based on the consequences of a failure which releases the impounded water. The 3 hazard classifications are as follows:

- 1) High Hazard: A structure which may cause the loss of life and serious damage to homes, industrial and commercial buildings, public utilities, major highways, or railroads during a failure.
- 2) Significant hazard: A structure which may damage isolated homes and highways, or cause the temporary interruption of public utility services during a failure.
- 3) Low hazard: A structure which may damage farm buildings, agricultural land, or local roads.

Note that the hazard classification has nothing to do with the actual condition of the dam. Rather, it has to do with the downstream condition (what is present downstream of the dam). More detailed information on the regulation of dams is provided in IC 14-27-7.5 and 312 IAC 10.5.

Homeowner asked if we can get a geotechnical analysis to give more information and tell us if things like his cement patio must be removed, or could his cement patio actually be okay. Owner asked if the Association pays for this. Judy Rouhselang answered that she could not say and that she would have to take to Board and that option is that this can be a shared cost among all Board members. Owner asked that this be taken to the Board.

An owner said that something should be put into the WHOA Declarations and Covenants that no new changes or improvements be made to the dam by the residential dam owners. Any desired changes would have to be taken to the WHOA Board. Judy Rouhselang answered that this would be a question for the WHOA legal counsel.

An owner had several questions about the Recommendations that specifically relate to their property:

- Can they remove the gravel and replace with grass: Jeff Fox said yes but it would be better for them to add riprap instead of the grass.
- How can they repair the scarp: Jeff Fox answered that they can fill or reslope and fill with riprap.
- How do they address rodent burrows: Jeff Fox answered they can trap or use bentonite grout to fill which is a slurry backfill, and also monitor on a quarterly basis. This would not require a contractor.
- How do they address tree removal: Jeff Fox answered that the first step is to lop off down to a stump and this eliminates risk. The remaining root ball requires a contractor to dig out and backfill with something like clay material.

An owner said that they can just do nothing until future inspections. See how long they can go without doing anything. Judy Rouhselang, Vice President, responded that as a Board member she has a fiduciary responsibility to the Association and the membership and she could not support this position. The Association is working and will work to mitigate the recommendations for the Association owned dam.

Judy Rouhselang encouraged the residential dam owners to make some progress with the recommendations.

Ended meeting at approximately 11a.m. and Judy Rouhselang told everyone that the Board will be reconnecting with everyone for future meetings to get back together as a group. The Association will provide progress updates and we can all share our progress at future meetings.

November 11, 2019 afternoon: Sent dam inspection report via email to new homeowner on Lakeview Drive (sale closed 11/8/19). Previous owner did not provide new owner with the dam report, only provided the Recommendations table page 11.

November 11, 2019 evening monthly Board meeting: Provided this report to the Board at monthly Board meeting.