

## WHA Meeting Minutes

June 8, 2020

### Board Member Attendance:

<b>President</b>	Judith Rouhselang	P	<b>Activities</b>	Alisha Pankiw/Audrey Strong	P/P
<b>Vice President</b>	Paul Jansen	A	<b>Grounds</b>	Mike Pipke	P
<b>Treasurer</b>	Ross Sexter	P	<b>Membership</b>	Linda Withrow	P
<b>Secretary</b>	Beth Schiffli	P	<b>Pool</b>	Andy Nist	P
<b>Clubhouse</b>	Dawn Deady	P	<b>Tennis</b>	Christie & Ritchie Mora	P/A

Quorum is obtained when at least 6 directors are present. Ten directors were present. Meeting held via Webex and live attendance at Clubhouse.

**Guest Attendance:** Larry Rich, Mary Ann Cohen

**President:** Judy Rouhselang opened the meeting at 6:30 p.m. and welcomed directors back physically to the Clubhouse, since prior meetings held by Webex due to the Covid-19 Virus.

**Bridge Presentation:** Guest Mike Turley did not attend to present on bridge options. See Membership update below.

**Tennis:** Christie Mora reported that unauthorized people are using the tennis courts. Andy Nist replied that this is because our courts are the best in the area. Christie arranged purchase of a new gate (old gate was damaged) that will accommodate a locking system for \$785 from Cameron Fence in Zionsville. The next step will be to have a new lock system installed and Woodlands members will receive a code for access. Second, she shared estimates received for repair of the courts. Her initial estimate is from Outdoor Court Specialist. A quick fix to repair cracks/seal would be \$10,240. The second, more permanent fix to last ten years would be \$32,800 (more asphalt/resurface courts). Because these estimates are costly, Christie will continue to contact additional companies, notify Judy, and report to the Board in July. Christie said that members read the Acorn, and are calling to reserve a Court. The schedule is placed on the Tennis Bulletin Board, and has worked well. Finally, she asked if lessons could be scheduled this year, and all agreed. Ross will send Christie instructor names and salary information of previous instructors from last year. Christie will pursue teachers to offer lessons for both children and adults.

**Grounds:** Mike Pipke said that Dam work will occur June 15 to June 19. No boaters will be allowed during the construction, and Linda has sent a notice to this effect.

**Pool:** Andy Nist reported that the Pool is up and running smoothly. The mechanical systems and chemical levels are good. The highest numbers attending have been 70 people. He has received many thanks from attendees for opening this summer. Gate access has been installed and he will be instructed concerning the software side this week. A test for this system will be done for the intra-club swim team only. Andy said he will not pursue the new gate this year and will revisit this next year. Andy will send out a mailchimp to update members and remind them of pool expectations under Covid. Guest fees are \$2 and the clubhouse is off-limits to people attending the pool. There will be no Metro-rec League inter-club swim meets this year, instead our swim club will have fun with intra-squad races. Andy reduced the fee for a child to participate this year, and many have joined at \$25 per child.

**Clubhouse:** Dawn Deady had pre-sent to directors a proposed Addendum and Liability Waiver for Clubhouse rentals to begin in July. Suggestions were received from Linda Withrow and her suggested changes will be made. All approved the documents, there were no further questions, and it was agreed that a maximum number of 50 people at one time in the Clubhouse will be allowed because social distancing is required. There are currently four rentals reserved for the month of July. She reported that the Air Conditioning in the Clubhouse had been fixed.

**Co-Activities:** Audrey Strong shared that due to social distancing requirements from Covid-19, there will be no Neighborhood Fourth of July Celebration. Perhaps there will be the Pool Closing Party at the end of August. Alisha Pankiw said that they attempted to have a Wine/Canvas Event, but the supplies were cancelled. Maybe this can be done in Fall or Winter. Guest Mary Ann Cohen asked if Food Trucks could be permitted, and Audrey said this matter would be taken off line for the Co-Activities Directors decision.

**Secretary:** Beth Schiffler expressed appreciation to Christie and other directors to please update Judy and Beth with their actions each month, in order to keep the WHA Board Action Items Chart current.

**Treasurer:** Ross Sexter said the pool payroll is successful and all bills are up to date. The Bank Account Balances are as follows:

Money market: \$207,242.36

Checking Account: \$25,115.72

Loan: \$5,560.47 (Will be paid off in August)

Judy had sent out a Budget Update with monthly expenses for March, April, and May journaled to subaccounts which was appreciated by all. Ross said we are within budget. There were no questions.

**Membership:** Linda Withrow reported that Mike Turley of Bridge Options, would not construct a bridge on our site due to complexities with permitting. She will continue to research other options. Linda reported there are 420 Class A members and 30 Class C members.

**Vice-President:** Judy shared Paul Jansen's report, as he is out of town. Paul is researching Google Drive for WHA website storage, and he will document a process and storage conventions. Paul and Judy will do a test of it. If this doesn't work we will look at a second option which will be purchase from a commercial company for storage.

**Clubhouse Managers:** Scott and Ann Sweet shared their activities from the previous month. They have been active in pool support, painting fencing, porch and flower bed maintenance, and pool guest fee collection. The garage door is broken and will be fixed this week by Hamilton Garage.

**President:** Judy Rouhselang said that all 2020 dues are in by May 23, with only the 3 overdue accounts that have persisted. Woodlands received an email from a builder about a home addition on Braewick and Judy will follow up on this and respond. It was pointed out that the WHOA does not have an architectural committee. In the past, we connect with the member and ask that they communicate with their neighbors about their plans. Judy presented 2 open issues from the Annual Meeting for determination: (1) The first is a suggestion from Lisa McCoy to add a railing to the two steps at the outside entryway to the Clubhouse. Woodlands is private, and exempt from the ADA requirements. It was determined that no action would be taken at this time and this open issue is closed. (2) Second, at the annual meeting Jennifer McNair offered to share a safety slide show. Linda will follow up with on this, and Paul can help determine where to place it on our website

Judy is completing a Worker's Compensation self insurance audit. She asked for assistance from Ross for the following: a list of employees plus payroll during the time period of June 1, 2019 to June 1, 2020. Next, a vote was taken on the start time for WHA Board meetings going forward. It was agreed to begin at 7:30 p.m. Judy applauded the use of pre-reads for directors. Ross requested that we begin getting lists of wants/needs from each Director in order to begin an early Budget. Judy agreed and said this will be on the agenda for the July Board meeting. Suggested that we should consider a multi-year budget for planning purposes so wants/needs are captured and passed on to subsequent Boards. Christie had suggestions on computer storage for this data using Google sheets with tabs for each Director and this could be a shared document. Christie has experience with Google sheets and Judy will include her with Paul to determine best practices/methods going forward and would like Christie's thoughts on developing the document

Judy moved to adjourn the meeting and Audrey seconded. Meeting adjourned at 7:56 p.m.