

**WHA Meeting Minutes  
July 13, 2020**

**Board Member Attendance:**

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

Quorum is obtained if six members are present. Six members are present. Quorum is obtained. Class A members 420. Class C eligible: 327. Currently have 30.

**Member Attendance:** Larry Rich, Lisa McCoy

**PRESIDENT** Judy Rouhselang opened the meeting at 7:32 p.m.

**TENNIS** Christie Mora reported there are 28 participants in tennis lessons and openings are still available. The instructor is from Guerin High School and is being paid \$30.00 per hour. Lessons will continue through July 30. Christie said the gate lock was ordered and asked for volunteers to help install. A mail chimp will be sent to homeowners about the lock and instructions for receiving an entry code to use the courts. Court maintenance is difficult with the amount of pine needles constantly blowing into the court, particularly from the south side. Christie outlined three options to address this issue and help extend the life of the courts: 1) use a shop vac to remove the pine needles from the court and use a blower weekly to remove all debris, 2) trim trees near the court, install a wind screen on the south side of the courts, and remove pine needles as needed, and 3) remove pine needles from the bedding around the courts and remove trees from the south side. Additional suggestions were to provide a push broom at the court so players could clean courts as needed and have the tennis instructor blow debris from the courts prior to the start of lessons as they have in the past. Removal of leaves in the fall was also discussed. Christie contacted AG Sport Surfaces for a quote for \$4500 to fill cracks in the fall. The cracks underneath the surface are causing cracks on surface. The long-term solution will be to resurface.

**ACTIVITIES** Audrey Harper led a discussion on holding the triathlon and picnic traditionally held on Labor Day and in conjunction with closing the pool. Labor Day is Monday, September 7. Will discuss if neighborhood will cook hotdogs and provide chips or if people will bring their own food. Likely easier if don't provide food. Activities directors have researched food trucks and will discuss and provide more info later. Also researching a painting activity as a virtual event.

**CLUBHOUSE** Dawn Deady formally introduced Scott and Ann Sweet to new board members and provided an overview of their work as Clubhouse Managers. Detailed information was distributed via email prior to the meeting regarding managers' duties. Dawn shared that the Sweets are "assigned" duties in an employment agreement and that the agreement would be updated this year. She indicated board members can request assistance from time to time from the managers to carry out tasks for the Woodlands. Dawn asked that board members coordinate special requests with her rather than speaking directly to the Sweets. In addition, questions or concerns about facilities should be directed to

the appropriate board member so the board member can discuss the concern with the Sweets. The next step will be to consolidate the variations of "lists of duties" assigned to the clubhouse managers that have been created over time.

**CLUBHOUSE MANAGERS** Scott Sweet said they enjoy living in the Woodlands and working with the volunteers. They do their best to raise a red flag if needed and try to be as friendly and informative as they can be. Recently they cleaned spots on the carpet with spot cleaner. They have been blowing tennis courts and removing trash. First rental last Friday, July 10, and then eight booked over the next five days. Rentals usually involve five or more contacts with the renter. Ann Sweet noted that Scott completed the ramp in kitchen. Guest fees were taken to bank and flowers on pool deck continue to be watered.

**POOL** Andy Nist reported that the chlorine pumps were fixed. Should mean decrease in chlorine consumption. Reduced pool hours since pool data didn't support the extra use. Adult morning lap swim has been positive. Hamilton County Health Department inspection identified five concerns and they have been addressed. Pool heater is broken and is no longer under warranty. Quote is \$1300. Andy would like to fix the heater this season. Judy noticed no invoices from Tim McCullough for pool work. Andy requested a current invoice. Ross asked about expense of new time clock and cards. Andy explained the old clock broke.

**GROUND**S Mike Pipke did not have information to report at this time.

**MEMBERSHIP** Linda reported that Lisa McCoy will work with her and learn the position in order to take over membership next spring. There are 420 class A members and 30 Class C members. Judy asked if the safety slide deck from Jennifer McNair would be posted on the website. Linda will contact Jennifer. New homeowner, Sara Best, is a photographer who said she would take pictures of neighborhood events and post on website. Linda will contact Sara to follow up on this offer.

**VICE PRESIDENT** Paul Jansen explained he has set up a google account for documents to be stored for access by board members. Folder and subfolder protocols will be established. Test account has been created.

**TREASURER** Ross Sexter reported on status of accounts. Loan down to \$3715. Payroll going well. Tennis lesson instructor will be on payroll. Set up automatic payment schedule for pool chemical company. Looking into credit card payment possibility for dues payments. Fee for check was \$1 per check but just went up to \$3. Ross will be documenting processes and procedures for treasurer position.

**PRESIDENT** Judy said she would like the board to proceed with updating the declaration and covenants. Would like to explore starting the work this fall, finishing next year with next year's budget and go to membership to be approved. Could cost up to estimated \$3000 to get a good rewrite this year. Suggested updates include: 1) provide consistency with Indiana law, 2) limit the number of rentals allowed in WHA, 3) add requirements for the residential owners of the dam, 4) add requirements of upkeep of yards, and 5) prohibit rentals to sex offenders. Linda explained that the push to proceed was precipitated by rentals in the neighborhood. Companies owning rental homes is different than a local homeowner owning a home as a rental. Local people renting as investment will eventually sell to homeowner but a rental company may not sell to homeowner. Attorney would help with the update of the documents and could be completed in a short timeframe. Suggested steps to begin the process include sending a mail chimp survey to gauge favorability, hold a town hall to provide information, then send out summary document and revised document. A majority vote of homeowners in each plat section is needed to ratify the new documents. Linda and Judy will discuss language of mail chimp survey.

Judy reported on overdue accounts. A small claims lawsuit filed against homeowner for not paying dues. Judgment in WHA favor. Homeowner asked to set up payment schedule to pay dues. A payment plan was put in place and accepted by Court. Payments will begin on August 1, 2020. If payments are made on time, the back dues will be paid by January 2021. Another homeowner in chapter 13 bankruptcy did not pay bills on schedule. Bankruptcy was dismissed by Court order. The house might be up for sheriff's sale next year but the WHA will not receive any money for the back dues from a sheriff's sale. The WHA could spend more money on legal fees and take homeowner to small claims court for a judgment, but homeowner does not follow through on commitments. The recommendation was made that the WHA not pursue small claims but that we wait until the property is sold to a new member who pays dues. No one objected to this recommendation

Last month, paddle boats were being stolen from Woodlands Springs side of the lake and left on Woodlands' dam. Pictures were taken and shared with Woodlands Springs Board member who took action and stopped the activity.

Meeting adjourned 9:08 p.m.