

WHA Meeting Minutes

May 10, 2021

Board Member Attendance:

President	Paul Jansen	P	Activities	Alisha Pankiw/Marie Williams	P/P
Vice President	Scott Adams	P	Grounds	Judy Rouhselang	P
Treasurer	Brian Peterson	A	Membership	Lisa McCoy	P
Secretary	Beth Schiffli	P	Pool	Andy Nist	P
Clubhouse	Ross Sexter	P	Tennis	Christie & Ritchie Mora	P

Quorum is obtained when at least 6 Directors are present. Ten members are present and quorum is obtained.

Class A members: 420. Class C eligible: 327. Currently have 22 Class C members who paid 2021 dues.

Guest Attendance: Larry Rich, Julie Donovan

President Paul Jansen called the meeting to order at 7:35 p.m. He offered greetings to all Board members and guests, and said how wonderful it is to meet in person (following a year of meeting by Zoom due to Covid.) Paul said that we will maintain all yahoo accounts until June. Then, the switch to the new website will be accomplished. Paul will send out a mail chimp sharing all the new woodlandshomeowners.org addresses for the Board. Judy said that there will be a training session to learn how to upload and navigate the new system once the new website is launched which will be very soon. Andy said that the swim lesson enrollment form and pool hours will need to be uploaded to the new website on the pool tab, and Judy said she will assist. Judy can get the information needed from Andy and she will work with website administrator.

Secretary Beth Schiffli thanked everyone for submitting their newsletter articles in a timely manner. The 2021 Summer Acorn was published and sent by mail chimp to the neighborhood last week. Jim Bauerle and committee will distribute the 106 paper copies this week. She also encouraged and thanked members for reading the "Actions Due" spreadsheet sent each month before the Board Meeting. She said that the spreadsheet that has always been used in past years is an excellent tool to keep us "on task" and accountable for our individual duties.

Activities Alisha Pankiw and Marie Williams shared good news that six neighbors have volunteered to join the Social Committee. They are in the planning stages of possibly having a "Bike Parade" on June 26. Alisha is speaking with the nearby Fire Station about details.

The "Neighborhood Garage Sale" will be held June 3 to 6. Woodlands Springs will also hold their Garage sale on these dates. Judy asked about advertising in the Current newspaper. Alisha said that for advertisement, they plan to use several social media sites which are free. The signs we own are in good shape, just may need a date change. Alisha said they want to have one Food Truck as a trial for a fun activity for the neighborhood. A minimum up-front payment for a set quantity is the commitment, so one truck for a trial run is the initial strategy. If the trial is successful, more food trucks can be added in the future. Discussion of a possible Gaga Pit was introduced, and Paul said it will be placed as part of the Reserve Study. Judy shared that our Covenants and Declarations state that addition of a gaga pit would need to be voted upon by the entire membership, as it would be considered adding new common property and new ongoing expense. A comprehensive "all in" plan of cost, installation, maintenance, and management by a Board member needs to

be provided. Paul said that another suggestion of providing a boat for rental is not feasible, due to liability issues. Judy has a proposal for a new durable and cost effective bridge solution to be considered, at a total cost of \$12,000. Bridge replacement was a topic that members were asking about at the annual meeting. Alisha said that May 21, 2021 will be the next Neighborhood Blood Drive. The hours are 1:00 to 6:30 p.m.

Pool Andy Nist said that it is shocking, but the price of chlorine is expected to rise up to 70% this year and this price increase might start to impact us in July. One of three chlorine plants in the country burned to the ground. We use Rogers Pool Co. and Andy will check to see if allocations are planned. Paul asked about the possibility of converting the pool to salt water. Ross said that would be expensive to convert. Andy replied that the Health Department will not allow salt water for a neighborhood pool. Andy said he had the two water lines repaired at \$40 each (these were the pipes that burst this past winter). Upon opening the pool, Andy discovered the reason for the leak which had occurred over the last several months, causing significant water loss. The culprit was a plug under the diving board not properly inserted, and all is functional now. Hence, no pressure test is needed. The pool will open with no Covid restrictions, and full capacity this year. A Disinfectant Station will be provided. All new chaise lounges (28) will be delivered this Saturday. On Sunday, May 15th or 16th. Andy will conduct Lifeguard In-service training. Several Board members asked about removing the unsightly old chairs that are discarded as they were left sitting next to the dumpster. Our trash service, Republic, will not remove anything that is not in the dumpster. Judy suggested to Andy and Ross that the chairs could be cut up with a Sawzall and put in dumpster or Ross could contact ABC Junk to haul away (since the trash budget falls under Clubhouse). Ross volunteered to put the chairs on a website, in order to recycle them for others. He promised to do this on "Recycle.org" tomorrow, and is confident that the chairs will be taken away. Andy is waiting on Tim McCullough to prepare the filters, and there is more debris in the pool than usual. CH Mechanical will service the pool heater, and an opening day on Memorial Day Weekend is planned. Andy asked how expenses are handled and if the process would be the same as last year: answer is that he is to pay by personal credit card and then will be reimbursed by Treasurer Brian when Receipt Records are completed and submitted. This is the same process for all Directors.

Eighty percent of the lifeguards are new this year, and the Head Guard will be Hannah Nist. Both Tennis and Pool Directors need to get payroll forms and requirements in order.

Julie Donovan asked for the total amount of wages paid to Luke last year. Ross and Brian will research this. Andy said the new key system for the pool gate cannot be utilized yet, because a new physical structure for the gate must be installed first. Capitol City Fence has repeatedly not responded to Andy. Christie said she will ask the Athletic Director at her school to recommend another company. Scott has several contacts also, and will send names to Andy. Larry asked what the cost of chlorine is. Andy replied that chlorine is measured as a "carboy". There are 5 gallons in a carboy, which currently costs \$27.50. We used 402 carboys last year for a total of 5,010 gallons. Larry was concerned about a guard who was hurt by chemicals last summer. He recommended that only adults do the job. Andy's response was that the head guard is 18, which is considered an adult, and that only seasoned guards handle the mechanics.

Tennis Christie Mora is pleased that once again the same tennis instructor for children's tennis will be able to give lessons to the children. The instructor is the #1 Singles player at Guerin Catholic and will play at Depauw next year. Monthly lessons will be offered in June or July or both. There is a woman in the neighborhood who

has offered to give adult lessons. Christie is still exploring that option. There is a back order on the benches for the courts with a projected delivery of May 17. Christie is interested in gauging interest for pickle ball. Judy and possibly another member have offered to teach a beginner's clinic to those interested. Judy will assist Christie in sending out a mail chimp for an Introductory Pickle Ball Clinic. If there is much interest, certain hours can be designated on the courts. The current system for reservation of the courts is that a player contacts Christie. Christie completes the schedule and then attaches a printed version of the reservations at the message board (located at the entrance to the courts.) It was suggested that a digital way of doing reservations might be explored. Christie will prepare an electronic sign-up option. Until that is operational, the physical sheet will be utilized. The glass message board needs a lock and Christie will purchase one. Judy added that a back metal plate is needed with the gate. Judy made a motion and Beth seconded to approve the tennis instructors hourly rates. The vote was unanimous:

Grounds Judy Rouhselang shared that the latest tree work has been completed on April 27. The huge tree by the dumpster was cut down, and it proved to be hollow inside. Other trees lining the outside parking circle were trimmed up and dead limbs removed. Judy will attend a Dam Information, Resources, and Training Conference on June 15-16, 2021. She will schedule our dam inspection in June, and have the inspection performed by August 1, 2021. The fence issue with a neighbor next to the dam will be let go for now. Judy researched and obtained quotes for the following:

1. New Bridge (\$12,000)
2. Video Inspection of the Principal Spillway and pipe (\$2,000)
3. Dam Inspection (\$3500)
4. Spillway Capacity Analysis (\$10,000)

Judy has been in communication with Shane Booker of the Department of Emergency Management to provide assistance and advice in preparing and finalizing a document for an Emergency Action Plan.

Clubhouse Ross Sexter reported that clubhouse rentals are still slow but should pick up as summer progresses. Ross is interested in updating the ballroom with paint and possibly new flooring. He has called six painters, who have not responded. Scott will send a list of trades people to Ross. Judy asked for updates on the following items listed on the Actions Due sheet for Clubhouse: clean the windows for Spring, change furnace filters, update website for rental documents and update information on the website, and electrical work needed. Ross replied that actions had not been done. It was suggested that a security light be mounted at the South side of the clubhouse to deter trespassers and others from parking there late at night. Ross said he will think about it.

President Paul Jansen gave a Reserve Study Update. He is proceeding to meet with Matt Shergalis with Village Reserve to start the process for an 8-week study to provide a strategic plan for our assets, and a multi-year plan for budgeting practices. Next, Paul addressed the topic of Declarations and Covenants. No action has been taken of yet. Some of the goals would be: limit rentals, update to current law, exclude sex offenders, fence and outbuilding requirements. This endeavor would need dedicated leaders and a commitment over a multi-year period, a communication plan, and funding to succeed. Much communication is needed to the neighborhood, for the plan must receive a 70% approval for ratification. Lisa said we should proceed, and Linda Withrow has previously offered to assist. Paul said he would talk about this more at the June Board meeting.

Treasurer Brian is on vacation and Judy shared the Bank Balances:

Savings: \$257,696.77

Checking: \$2,822.83

Swim Account: \$6,500.00

Chase: \$2,000+

Income is expected to be \$192,000 and Expenses \$181,000

All 2021 Class A dues are paid with the exception of one member who does not pay. Thus approximately \$10,000 is available for capital expenditures. Capital expenditures list review: Paul asked for a wish list plus estimates for Board members to bring to the June meeting. Voting will take place at that time as to priorities for the use of this money. It was also suggested that a Chlorine cushion be added to the budget. Finally, Lisa agreed to follow up on a \$50 refund check due to a member who overpaid 2021 dues.

Paul moved to adjourn the meeting, and Lisa seconded. The meeting adjourned at 9:42 p.m.

Next meeting is Monday, June 14, 2021 at 7:30 p.m.