

WHA Meeting Minutes

June 14, 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	P	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. All eleven members are present and quorum is obtained. Class A members: 420. Class C eligible: 327. Currently have 26 Class C members who paid 2021 dues.

Guest Attendance: Brittany Jansen, Larry Rich, Julie Donovan

President Paul Jansen called the meeting to order at 7:36 p.m. He welcomed all Board members and guests.

Secretary Beth Schiffli said summer is off to a great start and all is quiet at her end.

Treasurer Brian Peterson shared a 2021 Budget Update:

Income:

\$188,429 All Class A members have paid dues

\$10,200 24 Class C members have paid dues

\$1,290 Swim Lessons

\$600 Title transfer fees

\$64 Pool guest fees

Brian mentioned \$1,115 for Clubhouse rentals for the current fiscal year and asked Brittany if this matched what she has. Brittany said she will check the Chase bank statements for the amount for Clubhouse rentals and she will get back with Brian.

Expenses to date: \$43,296.05

Brian said this leaves approximately \$12,000 of extra income.

He said that Insurance package and Workers Compensation premiums have been paid for the year.

Paul reminded everyone to check the Budget to make sure it is accurate for their area.

Bank Balances are as follows:

Checking: \$11,966.91

Savings: \$232,713.69

PNC: approximately \$5500 (Swim Team)

Chase: \$2,879

Brian said the goal is to have the budget, line by line, in QuickBooks for ease of reporting. Brian said that he is mailing out the completed tax returns tomorrow. Judy said that accountant Kyle needs to add PNC Bank account (swim team account) so that the data is feeding into QuickBooks. She said that an Audit or

Accounting Review is necessary this year, and that Attorney Greg Chandler provided Comer Nowling as an accounting firm for us to contact. Comer Nowling does business with quite a few homeowners associations and Brian or Paul may contact them. Brian said he did not have any additional monthly reports from Kyle Platt accountant.

Activities Alisha Pankiw and Marie Williams gave the following list of upcoming 2021 activities:

Bike Parade: June 26

Concert: June 26 evening – free concert at neighbor Diana’s home.

Fox Garden Food Truck: August 13 (5 to 7 p.m.)

Mini-Triathlon: September 6

Chili Cook-Off: October 2

Santa Visit: December 12

Movie Night at the Pool: under consideration

Lisa said she can help advertise these events by putting them on our Facebook page. Next, Marie shared estimates of \$1,000 to \$3600 for a possible addition of a gaga pit. Volunteers are desperately needed for the Activities committee.

Pool Andy Nist said that Capitol City Fence had installed the new gate for entrance to the pool. Each family that is up to date on dues will receive its own code for access. Andy indicated that business processes will need to be created and implemented. Paul asked Andy to capture these new processes and give to the Board for consideration, thoughts, and input. Andy also said he will be in touch with Lisa to get help and information about membership data needed for the system. When this is ready to be unveiled, Andy will send out an informational mailchimp. Under this plan, guests may need be on an honor system to pay guest fees. We have traditionally received about \$1,000 from guest fees each year. The inside handle will have a mesh covering on the backside, similar to the one at Woodland Springs. Larry asked what the total cost was for this gate and gate system, and Andy responded \$10,000. Andy gave an update on the malfunctioning pool heater. He is waiting on parts to be delivered for it. Larry asked why such trouble when the heater is only going on 3 years old. Andy agreed and said that he negotiated with the company: they will provide parts, and we pay for labor. A comment was made that many neighborhood pools do not have heaters. Ross responded that it is really cold without it. Next week, the baby pool will be drained so that the bottom of it can be replastered. Andy reported that the chlorine feeds to both pools are functional. So far, the price of chlorine has not escalated too much, but that is expected to change shortly. The pool uses 400 carboys of chlorine each season. The price has risen from \$29 to \$30.85 per unit currently. Judy and Brittany praised head life guard Hannah Nist for doing an excellent job. Several of the lifeguards are new, and it continues to be a challenge to bring them up to speed. Judy said that at Hannah’s request she had AAA Exterminators come out and treat the wooden fence for the carpenter bees and they are now gone.

Tennis Christie Mora reported that 56 children are signed up for lessons under Instructor Ellen. So far, eleven adults are registered for lessons. An addition this year is going to be a free beginner pickleball clinic(s) that will be offered. Judy Rouhselang has kindly offered to conduct it. Judy has suggested some dates and times and Christie will draft a MailChimp that will be sent to the membership. Christie is interested in switching to

an automated sign-up (Skedda) for tennis court usage. This is an app that can be accessed by phone or computer. For \$30 per month, the app can be made private (for just our neighborhood), which is an important feature. Christie would be the administrator and a code would be sent by mailchimp. Mike Pipke was praised for assembling and helping transport the two new tennis benches. They are sturdy and she is pleased with the product.

Christie said that a screen will not help to stop debris from falling on the courts, because the trees are too tall. Judy will get estimates for trimming the trees, and also for taking them down. There is a problem with some young people entering the courts by climbing over the short fence, and misusing the courts (riding bikes, partying etc.) It was suggested to install a fake camera. Christie said that when the courts must be resurfaced sometime in the future, that would be a good time to consider replacement with a taller fence. She said the posts are secured, and that the new squeegee has been a tremendous help in drying the courts. Christie has switched companies from Leslie Coatings to AG Sports Services in Carmel.

Grounds Judy Rouhselang said that the Dam Inspection is scheduled to be held on August 3, 2021. She will be present for the entire inspection and Paul and Scott agreed to join. Judy will send advance notice to the neighbors with property on the dam so they are aware that an inspector will be on their property. All will be invited upon completion and when the draft report is available and recommendations will be explained by the engineer who conducted the inspection. Judy shared that landscaping and lake treatment are going well. Due to ample rain, it has been a battle to keep poison ivy off the dam. The lake is sprayed every 2 weeks for excess algae growth. Judy keeps the schedule updated on the WHA website, and there are usually no restrictions for lake usage. If there are restrictions, she sends out a mailchimp. Larry asked if there would be a boat provided for neighborhood usage. Paul said no. There is a place to keep watercraft west of the pool, just behind the pool. The boats must be registered with Grounds Director and it is preferred that watercraft have identification applied directly to the boat, kayak, canoe. Two have been added without I.D. and without contacting the Grounds Director. Lisa will help provide Judy with laminated signs stating the owners need to comply with registration or be removed.

Clubhouse Ross Sexter received a contractors quote to do everything wanted to update the clubhouse (wallpaper removal, paint, new flooring). It was \$64,000. The hope is to accomplish this gradually. Some siding is coming off the back of the apartment (\$1,000 repair), so this and some electrical repair will occur this week. In addition, a plumber is coming to check on the freezer and to repair the men's urinal. Filters have been changed in the clubhouse by Brittany. Every weekend is booked this month for Clubhouse Rental. It seems best to have no rentals during Swim meet days. Ross said that his priorities are to renovate the Ballroom first, and the bathrooms second. Judy asked again that a photo sensor light (dusk to dawn) be added to the south side of the clubhouse. Brittany was instructed to only book rentals 6 months out, as checks are good for 180 days. Brittany has updated the Clubhouse page on the WHA Website. The Clubhouse Rental Agreement still needs to be updated with minor changes and then the new version uploaded on the Clubhouse page of the website.

Membership Lisa McCoy said that 5 families have moved into the neighborhood in the last month, and she will distribute welcome packets to them. She said the new e-mail address is being utilized, and she has made some changes in methodology which are working well.

Vice-President Scott Adams had no review of outstanding action items.

President Paul had sent a pre-read with a summary of the plan to update the Declarations and Covenants. A discussion ensued that this is a long process that requires every Board member to participate. The cost would be \$10,000 to \$15,000, and take 1 ½ to 2 years to accomplish. Paul asked if there was that kind of commitment from Board members. Lisa voiced a strong voice in favor of proceeding. Her main concerns are an increasing number of rentals in the neighborhood, and the need to restrict rentals and limit the number of rentals that are allowed in the Woodlands. Lisa commented that the rental properties are not being kept up as well as other properties. Several Board members agreed with Lisa, however, the consensus was that the energy and time commitment that this requires is not something that the Board as a whole has the appetite to take on. Paul made a motion that we not update the Declarations and Covenants; Christie seconded, and no one opposed.

Paul will send Board members an updated list of possible Capital Expenditures with the \$12,000 overage. He asks that everyone review their projected expenses to make sure the Budget forecast is accurate for each component and that each component is trending to the budget forecast for expenses. Next, each Board member is to send him within 2 weeks their top three choices for capital expenditures. The meeting adjourned at 9:37 p.m.

Next meeting is Monday, July 12 at 7:30 p.m.