

WHA Meeting Minutes

August 9, 2021

Board Member Attendance:

President	Paul Jansen	P	Activities	Alisha Pankiw/Marie Williams	P/P
Vice President	Scott Adams	A	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. Ten 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, Judy and Bob Bates, Jeff Kempson

President Paul Jansen called the meeting to order in the Clubhouse at 7:30 p.m. He offered greetings to all Board members and guests. Paul shared that he had received a concern from a homeowner suspecting that a realtor was using our association Membership Directory to send out mailings. It was decided to put a reminder in the upcoming Fall Acorn that information from our Membership Directory is not public information, and is definitely **NOT to be used for business purposes.**

Secretary Beth Schiffli said that Acorn newsletter articles would be due to her next month, on Monday, September 20, 2021. This is one week following the September Board meeting. Beth will send reminder notices as the time approaches.

Pool Andy Nist said that we are in good shape, chlorine wise, for this summer and next, and that pricing has held based on information from the supplier. He and Brittany organized a Woodlands Day Celebration which occurred last night. The celebration is a year-end party for the lifeguards, and it was lots of fun. Andy spoke with the Capitol Fence project manager, and he said they overbooked projects. Andy found another source and quote for assistance through their sales department. In sum, the Gate will be finished this year, but not ready to be used until next year's 2022 pool season. At issue is an expanded steel cage that must be added so hands can't reach through the gate to open the handle. Judy reminded Andy of Paul's request that Andy provide the Board with the proposed business processes for the keyless entry system, so the Board can understand, discuss, and provide feedback on the proposed procedures to be ready for keyless entry on opening day next year. Andy said he will do this.

Next, Andy said that C and H Mechanicals is waiting on two heater parts that are coming in from California. The pool heater has not been operational all summer. We only pay for labor when the parts do come. Andy suggested that perhaps in the future, a heater is not needed. Pool hours for the remaining weeks are:

Thursday and Friday: 5 p.m. to 7 p.m.

Saturday: 10 a.m. to 7 p.m.

Sunday: Noon to 7 p.m.

The first half hour each day is adults only swim.

Maria Deam will be the Head Guard next year. Andy and Brittany want to have an assistant Head Guard to help with these duties. Andy is pleased with the good documentation that has occurred with pool processes this summer, and thanked Brittany for her help. Tim McCullough and Andy will make sure everything is plugged well before closing the pool. Ross said that the Guard room needs to be cleared for the start of remodeling on Monday, September 13. Judy spoke about the possibility of adding a NVR camera (instead of Rng) to be used on a real time basis at the pool, and a flood light on the south end of the clubhouse. Ross and Andy are in favor of this. Judy will get a new quote for an NVR camera since the requirements have changed. Larry Rich asked a question about Swim Team subsidy, which Treasurer Brian answered next.

Treasurer Brian Peterson gave Bank Balances:

Checking (NBI): \$4,067.61

Savings: \$195,743.07

Chase: \$2,737.47

Swim Team (PNC): \$66.03

Brian said the Woodlands Homeowners Association received an unexpected random tax return of \$1800. Brian indicated that we did not expect this based on Kyle Platt's filing of the tax return and Brian will contact Kyle Platt to ask about this. Judy suggested that Brian also ask Kyle Platt if we now have to make a quarterly tax payment(s). She said the income forecast for the current fiscal year was conservative, and Brian said that income is about \$10,000 above the forecast. He said expenses are trending accurately. Brian said that a second quote was received for an accounting review of \$2200 to \$2500 from Teipen CPA. He made a motion and Paul seconded: the motion unanimously passed to perform an accounting review with Teipen CPA. Judy requested that the accounting review include the Facilities Manager and Swim Team backoffice processes and procedures.

Larry Rich asked how much we are subsidizing the Swim team. Brian responded about \$11,000, mainly for lifeguard payroll, and that this comes out of the Pool budget. It was emphasized that the goal is to significantly reduce and eliminate this subsidy over the next few years. The Swim Team leaders will report on progress to the Board in December. Strategies include: 1) more effective advertising to increase the number of swimmers and 2) raising the dues. Paul asked Brian to calculate and report at the September meeting an estimated reserve amount after the planned clubhouse renovations, etc. that is projected to be carried into the next fiscal year.

Membership Lisa McCoy said that she added the new Class C members into Quick Books.

Activities Alisha Pankiw shared events over the next six weeks:

Friday, August 13, 5:00 to 7:00 p.m. Foxgarden Food Truck

Friday, August 27, 12:30 to 6:30 p.m. Blood Drive

Saturday, August 28, at dark (8:23 p.m.) Kid's Movie at the Pool (Disney and Pixar's Luca)

Saturday, September 25, Chili Cook-Off

Marie Williams will send a mail chimp with dates and times of these events.

Judy gave Marie brochure information on Fantasy Face Painting and Schuman Farm Animals.

Tennis Christie Mora said that the Adult Tennis Instructor Mia had done a wonderful job and will return next year. In addition, the Children's Instructor Ellen, was a great success. The carts and hoppers are in great shape, but Christie will add to the budget for next year a line item for tennis balls. The balls deteriorate because of expansion and contraction in Indiana weather. Judy Rouhselang has done an excellent job conducting the weekly Pickleball open play on Mondays from 5:00 to 7:00 p.m. Judy said that an average of 9 players attends each week, with newcomers joining also.

Christie said that the Skedda reservation system is working well, and she is pleased that it is private. Christie thanked Larry Rich for helping to clear the pine needles off the courts. Judy said that Mr. B's is supposed to do this as part of their duties, and she will try and monitor their work. The locking system has issues with people breaking it. Mike Pipke has fixed it several times, and Judy was asked to thank him. Christie said she will keep the tennis courts open as long as possible, and at season's end, the posts will be removed and she will purchase covers for the holes.

Grounds Judy Rouhselang gave a brief summary of the August 3, 2021 Dam Inspection.

1. The work completed on the portion of the dam owned by WHOA satisfied many of the surficial recommendations from the 2019 inspection report. Jeff Fox who performed the inspection said the auxiliary spillway "is the template for what it should look like now and in the future." Very satisfied with the work that had been done to address the exit outlet and outlet channel. Jeff Fox said this is exactly what they would have recommended we do.
2. Draft of inspection report should be ready for us by end of month.
3. Hoping for a "conditionally poor" rating which is better than the "poor" rating that we have had.
4. If the resident owners of the dam do nothing, the dam rating will not change. (Doing something however small, is better than doing nothing at all.)
5. Recommendations that will likely be on the inspection report for WHOA:
 - Add riprap to the auxiliary spillway to cover the exposed ground and continue adding towards the lake within 2 feet of the water.
 - Conduct the spillway capacity analysis study and have a "pass" on this study.
 - Conduct the geotechnical analysis study and have a "pass" on this study; (this is boring to obtain soil samples and assess the density and stability of material extracted).

Jeff Kempson was thanked for being one property owner to clear his property of boats and dock, in compliance with some of these recommendations from the 2019 inspection report. When the August 3 inspection report is finalized, Judy and Paul will hold a meeting with the dam property owners, and the civil engineer will explain the report and the recommendations.

Judy was able to purchase 3 new picnic tables at Lowe's for a sale price of \$150 (savings of at least \$500). She thanked Alisha Hiatt for help with this and Larry Rich for delivery and installation. Top to the small picnic table was replaced, and tree work along the Lakeview Drive side of the creek is complete. One of the three unidentified boats has been determined. Judy placed notices on the other two, and Marie will assist Judy to

send photos of them through mailchimp. If not registered or claimed, possible removal will be determined at next month's Board meeting. Judy said the Bridge will take 6 to 8 weeks on order, and then 2 weeks to install. Permitting from the city and county is being looked into by the contractor. The bridge will be five feet wide. The total cost is \$12,100. Judy and Paul recommended, and there were no objections, to forgo the powder coating. The time involved would delay the bridge installation until next year, plus be an added cost of between \$1,500 - \$2,500. Judy gave Ross an amended rental agreement to keep activities away from the front yard and street of the Clubhouse. Judy and Ponds RX were praised for keeping algae down in the lake during the hot summer conditions. Restrictions continue due to planktonic algae. Restrictions are on the lake page of the WHOA website.

Clubhouse Ross Sexter said that remodeling of the Clubhouse will commence on Monday, September 13, and will be a two-week process. There will be no rentals during this time. Samples of the new flooring and paint color were available, and excitement by all was palpable! Ross will ask about painting the chandeliers and fans. New valances will be purchased. The Guard Room will receive the new flooring also, and the Men's urinals have been repaired. Ross talked about moving ahead now with correcting the wiring issues to the Pool Pumps. Next year, the Service Panel will be addressed and Ross said he is waiting on a quote. Judy asked Ross to bring quote to Board meeting once it is obtained. Judy asked if Ross could investigate a quote for including new carpeting to be applied to the apartment stairway and hall, while the remodel is occurring. This way all of the old carpeting would be replaced. In order to showcase the Clubhouse after the remodel, Paul suggested for Activities to host Friday mornings coffee for viewing. Brittany reported that Clubhouse rentals are slowly increasing, with one booked every weekend in August. She added that the exterminator had sprayed had occurred at the pool for wasp control. Ross asked for Board members to consider a possible increase in rate for rental of the Clubhouse, to be discussed at the September Board meeting.

President Paul asked all Board members to give him feedback within 2 weeks about the draft Reserve Study sent in a pre-read.

Additional Members attending the meeting reported concern over the high volume of traffic, speeding, and cement truck activity on 106th Street. They asked for suggestions to alleviate this. Judy recommended that they speak with City Councilman Adam Aasen, who has been responsive on other issues. Lisa McCoy suggested gathering many neighbors to go to the City council and demand action.

Paul made a motion to adjourn and Brian seconded. The meeting adjourned at 9:14 p.m.

The next WHOA Board meeting is Monday, September 13, 2021 at 7:30 p.m. Due to the remodeling, it may be virtual. Paul will let everyone know.