

**WHA Meeting Minutes
September 13, 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	A

Quorum is obtained when at least 6 Directors are present. Nine 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

President Paul Jansen called the meeting to order in the Clubhouse at 7:35 p.m. He offered greetings to all members and guests.

Secretary Beth Schiffli thanked and praised Andy Nist and Brittany Jansen for their tireless efforts to provide a wonderful summer of Pool Fun. She reminded Board members that Fall Acorn Newsletter articles are due to her by Monday, September 20. Articles can be sent anytime this week.

Treasurer Brian Peterson gave current Bank Balances:

Checking (NBI): \$4,931.35

Savings: \$150,755.58

Chase: \$2,328.95

Swim Team (PNC): \$6,613.00

Income and Expenses for 2021 are tracking well. The Clubhouse remodeling work has begun, and Ross said it is a fixed fee contract for total cost of \$42,225, half of which has been paid. Brian said the accounting review will occur shortly. Brian said that the projected Reserve balance at the end of the year is est. \$67,000 based on expense trending for this fiscal year. This is after purchase and installation of the new bridge, and remodeling of the Clubhouse.

Activities Alisha Pankiw and Marie Williams said that the August 28 Movie Night went well, with an attendance of about 25 children and parents. The Chili Cook-Off will occur at the Clubhouse on Saturday, September 25 at 5 p.m. Judy asked if there would be any activities related to Halloween. Alisha said no because of low participation. Previous Halloween activities have been pizza before trick or treating, and pumpkin painting in the recent years held about two weeks before Halloween (bring own pumpkins and we supply paint).

Pool Andy Nist said that the pool heater is now repaired. The pool has come in right on budget this year. He has received no response from Capitol City Fence concerning the plate for the new Gate, so Andy may make it himself. The pool deck has been cleared, and storage in the basement is well organized. Andy thanked the Jansen family for their assistance. Andy is concerned because the pool is losing water. Judy and Ross strongly

urged him to utilize a professional company in order to determine if there is a problem or leak and fix the problem. They recommended Wainscott Leak Detection. Andy agreed to the recommendation.

Tennis Paul shared the tennis report for Christie. There are now two days for open Pickleball: Mondays at 5 p.m. and Thursdays at 6 p.m. Many thanks to Judy Rouhselang for organizing these sessions, and teaching new players. Judy volunteered to donate pickleball nets for next year (portable and 2 inches lower than tennis nets). She also requested for the pickleball lines to be relined with a different color that is darker and not the light blue lines which are too hard to see. The gate lock was also talked about, that it is not very strong and that there is no need for a metal grid behind the lock. Someone mentioned that we need a different/stronger gate.

Grounds Judy Rouhselang has been successful in taking care of the unidentified boats stored on the Clubhouse grounds. One person claimed their boat, and the other took their craft away. Judy is expecting the Dam Report to be completed at the end of September, and will share results with the Executive Committee. Ponds RX is continuing to treat the lake for Planktonic Algae, and restrictions remain in place. The Bridge will be installed mid-October and should be completed by the end of that month. Judy asked that the huge stump by the bridge area be removed at a cost of \$600, and all approved. Ross asked when the parking lot could receive sealcoat and stripes. Judy and Paul replied possibly next year, and she will obtain quotes for the next fiscal year budget.

Membership Lisa McCoy said that home sales in the neighborhood are flourishing (approximately 12 since March), and that property values are at an all-time high. It is exciting to welcome many young families with children. Lisa said it is taking time for area title companies to learn of our new WHOA Board e-mail addresses. Lisa has digitized the form for title transfer and the process is less labor intensive. She is in the process of updating to google form the membership records for both A and C categories. She will place information in the Fall Acorn newsletter about contacting her to receive a tour of the clubhouse. Brittany will place a "Private Residence" sign next to the stairs to their apartment.

Clubhouse Ross Sexter said that the Clubhouse Remodel is in process, and the contractor has been paid half to date. Flooring choices have been upgraded, with additions to the guard room and closet, and the Apartment rooms and stairway. There will be new sconces and chandelier. Vital electrical repair in the pump room will occur within two weeks, at a cost of \$2400. Next year, we will relocate electrical panels to a dry location at a quoted estimate of \$3600. Mike Pipke and Larry Rich were thanked for obtaining two new sewage pumps for the pump room and basement that they will install. The pumps are designed to grind up materials, which will help keep the drain clear and avoid flooding. Upon completion of the Clubhouse remodeling, Paul suggested an open house for display, to which the comment was made; "Coffee with the President".

President Paul Jansen spoke about the Reserve Study being finalized. Judy recommended that we maintain \$60,000 minimum in reserve. A formal resolution will be prepared by legal counsel for Board vote to make it policy. Paul asked for Board members to provide any additional input to the reserve study to be given to him speedily, as the process is nearing completion. Brian said that a 5% raise in membership dues can be done with Board approval. A 5% rate increase would bring in \$9,000 per year in Revenue. The purpose is to have monies available for a major need, such as pool overhaul within 10 years. Paul said that the planning process for the 2022 Budget will begin next month. All Board members are to assess their budgets and tell Paul of any

needs and adjustments that are needed. Judy made a motion and Beth seconded that beginning in January of 2022, Clubhouse Rental Rates will be increased to \$100 per weekday, and \$200 per weekend day (Friday, Saturday, and Sunday). Two opposed, but the motion carried. (Current rental rates are \$65 per weekday, and \$150 per weekend day). Ross will update the rental documents accordingly. Paul adjourned the meeting at 8:51 p.m.

The next WHOA Board meeting is Monday, October 11, 2021 at 7:30 p.m. at the Clubhouse.