

WHA Meeting Minutes

October 11, 2021

Board Member Attendance:

President	Paul Jansen	P	Activities	Alisha Pankiw/Marie Williams	A/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	A
Clubhouse	Ross Sexter	A	Tennis	Christie & Ritchie Mora	P

Quorum is obtained when at least 6 Directors are present. Eight 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 After an exciting “revealing” of the newly renovated Clubhouse, Paul Jansen called the meeting to order at 6:45 p.m. He offered greetings to all members and guests, and joined everyone in praising Brittany and Missy Jansen for their incredible design efforts to finish the Clubhouse in a professional and fantastic way. Ross Sexter (out of town) was also thanked for his efforts.

Clubhouse Brittany Jansen said that the renovation has taken one month – 3 weeks with the contractors to take down wallpaper, paint, add new flooring and install lights, and one week to decorate. Most of the furniture has been hand refurbished by Missy and Brittany (paint, new fabric and table tops). Only 4 new pieces of furniture have been purchased for the entire space. Missy made 22 pillow covers and there are new curtains, paintings and lights. Brittany spent much time deep cleaning inside the kitchen cabinets, etc. She asked for approval to purchase new trash receptacles and microwave ovens for the two kitchens. Judy said there is money in the Chase account for this, and Brittany is to proceed. Lisa suggested preparing a diagram illustrating where furniture is placed, so renters will leave the Clubhouse as found. She also said a designated closet for storage of our nice items when not in use would be helpful. Brittany said that Ross will digitize the new clubhouse rental agreement to reflect the Clubhouse rental price increases and the “Grounds” paragraph that was added. Judy said that the windows have not been cleaned in at least two years, and the Board agreed to proceed with this before Winter. Brittany will get quote from the service that has cleaned the windows in the past and Brian said he can get her a check for the cleaning. Paul volunteered to clean one area of the gutters outside the bathrooms on the pool deck where there is a problem with rain going into the basement, and he will also apply gutter guards. The \$2400 Electrical work is postponed until the pool leak is fixed.

Total Cost of the Clubhouse renovation is as follows:

\$42,225 Contract price

\$500 Electrical

\$1,000 Lights

\$600 Pool Table

\$5,112.11 Decorating

TOTAL: \$50,437.11

Missy was thanked for donating her professional design services at no charge (reimburse purchases only). Paul made a motion to formally accept and pay Decorating Expenses in the Budget and Beth seconded. The vote was unanimous, and all expressed great pleasure with the finished product. A date was agreed upon for an OPEN HOUSE to view the Clubhouse. It will be Friday, October 29 from 4:00 to 7:00 p.m. Lisa will send out a mail chimp and also volunteered to donate food and beverages for the event.

Marie left the meeting at this time.

Secretary Beth Schiffli said that the Fall Acorn was distributed by mail chimp to all, and by paper copy to 121 families. Jim Bauerle and his committee were thanked for once again delivering the copies.

Membership Lisa McCoy is continuing the process of updating all records. She will make the language more clear to determine which families want a paper copy of the Acorn in the future. There are no membership changes from home sales in the last month but there is a possible rental and Lisa will check into this and put a Membership Information sheet in the mailbox.

Treasurer Brian Peterson gave current Bank Balances:

Checking (NBI): \$3,491.84

Savings: \$140,765.64

Chase: \$1,141.25

SwimTeam (PNC): \$6,613.00

He said that we are tracking on budget as a whole, and projected reserves are \$59 to \$60,000 by the end of the fiscal year. A formal resolution to keep \$60,000 in Reserves will be prepared in the near future by Legal and presented to the Board for a vote to approve and adopt this as policy. Brian also said that he has begun the Accounting Review. Judy asked about holding the Swim Team Leaders accountable to their dues increase and process improvements. She said that swim team leaders want to buy a new sound system (\$1500 to \$2,000), and Judy suggested they should consider doing this before the fiscal year end. Lisa suggested swim team leaders should offer an evening swim practice and also recruit new swim team members from the list of 327 Class C members that was given to them. Judy said dues must be collected up front like we do for tennis lessons. Swim Team leaders are scheduled to present and explain their proposed actions taken for process improvements and to be more fiscally responsible at the December Board meeting. It was decided by Brian to utilize the prepared recommendations from Andy Nist, if an acceptable fiscal plan and dues increase is not presented.

Activities Marie sent a pre-written report: An announcement was recently sent for Blood Drives on October 21 and 28. For Halloween, the Jansen family (Paul, Missy, Ryan and Brittany) will distribute candy, hot dogs, hot chocolate and maybe chili outside the Clubhouse during Trick or Treat time (Sunday, October 31, from 5 to 7 p.m.). She expressed her thanks and suggested expenses to be covered by the Activities Budget.

Pool Andy Nist sent the following pool report:

1. He spoke with Wainscott Leak Detection and they will investigate our pool for a probable leak by the first week in November.

2. Andy had to unplug the pool and restart up the pumps and shock the pool with chlorine due to stagnation. He will continue to run the pumps and periodically put in chlorine until Wainscott can investigate the leak.
3. Based on #2 above, he has asked Ross to postpone the electrical work in the pump room until the pool is officially shut down for the season.
4. Andy connected with Cicero Pool and Spa as a highly probable mechanical contractor for us next year. They do full pool servicing (chemical, mechanical and electrical) and minor structural repair work. So depending on Wainscott findings (who doesn't do pool repairs – only detection) we would consider Cicero Pool and Spa to quote any structural repair/rework. He is optimistic the leak can be attributed to an area somewhere at or around the lower blue tile line as that is where the water has stopped.
5. Thinking ahead to next year's pool budget, Andy will work with Brian on likely increased operating costs (e.g. Cicero Pool & Spa is \$90/hour, CH Mech \$120) and payroll/personnel (TBD)
6. Presuming the water leak is resolved in early November, he will then close the pool ASAP thereafter.
7. Will need to get about 10 volunteers to help put the cover on the pool.

Tennis Christie Mora said the tennis courts will remain open as long as the weather is good. She said the Skedda system for reserving the courts is working well. She will purchase caps for when the nets are down, to cover the court post holes over the winter. Judy's request for the pickle ball lines to be redrawn next year was approved, and suggested colors for the lines are bright yellow or black. Judy will donate portable pickle ball nets (which are lower than tennis nets). In the Spring, John will power wash and then A and G Sports Services will come to repair cracks.

Grounds Judy Rouhselang reported from Ponds RX that there are no restrictions on the lake due to Planktonic Algae. The Dam Report is in, and we received a higher rating than last time (improved from the poor rating to conditionally poor). The draft inspection report recognized and documented the significant improvements and surficial maintenance performed by the HOA to the spillways and the exit channel, clearing of trees and brush and removal of all watercraft. Judy will be finalizing details prior to having a meeting with the engineer, resident owners of the dam and some Board members. The Bridge will be installed within the next 3 weeks, to hopefully be finished by the end of October if the contractor is on schedule. It will have cement base footers at ground level (not embedded in the sides of the creek). Judy will prepare budget line items for Grounds and give to Brian and Paul (dedicated budget, rip rap for dam, hydrangeas, parking lot resealing). She received an estimate of \$3,536 from Otto's in Greenfield to seal the Clubhouse parking lot, and redo parking lines, in case this is approved for next year.

Vice-President Scott Adams asked for approval of the 2022 WHOA Nominating Committee to consist of Scott, Paul, Lisa and Beth. Open Board positions for next year include President, Vice-President, Secretary, Tennis, Pool, and one Activities Director. Christie requested to be replaced as Tennis Director as she will not return. Judy moved that the Board appoint the Nominating Committee named by Scott to prepare a slate of candidates to replace those officers and directors whose terms will be concluded. Paul seconded the motion, and it was unanimously approved.

President Paul requested that all Directors review and confirm their budget amounts, so he can finalize the 2022 Budget in the next few months. Judy moved for the meeting to adjourn and Paul seconded. Meeting was adjourned at 8:15 p.m.

The next WHOA Meeting will be Monday, November 8, 2021 at 7:30 p.m.