

## WHA Meeting Minutes

November 8, 2021

### Board Member Attendance:

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

Quorum is obtained when at least 6 Directors are present. 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, Lauren Baker

**President** Paul Jansen called the meeting to order at 7:30 p.m. and welcomed all Board members and guests.

**Secretary** Beth Schiffli spoke to recognize and thank several Board members for outstanding efforts in the past month. She highlighted the Club House Open House, which was held on Friday, October 29, from 4 to 7 p.m. it was a great success, thanks to Ross Sexter, Lisa McCoy, and the entire Jansen family – Paul, Missy, Brittany and Ryan. Attendance was good despite the rain, and comments were glowing in praise of the spectacular renovation.

A second event that was wildly popular was the October 31<sup>st</sup> Halloween Bonfire, held in the Club House front yard near the street. The 100 grilled hot dogs and treats went fast! Once again, the Jansen family is to be praised – Paul, Missy, Brittany and Ryan.

Beth also thanked Andy Nist and volunteers for their efforts to close the pool on Saturday.

Finally, she reminded all that the Winter Acorn Newsletter Deadline is Friday, December 17, 2021.

**Treasurer** Brian Peterson gave current Bank Balances:

NBI Checking: \$3,291.72

NBI Savings: \$105,773.92

Chase: \$938.66

PNC: \$6,613.00

He said that all invoices have been paid for the Clubhouse Renovation. There is approximately \$9,000 due for the Bridge Installation, which will take place this week and next. The Accounting Review is proceeding in order. Paul asked if we are on budget from an Operations standpoint, and Brian said yes, with a Capitol Reserve of \$60,000. Judy asked if PNC has been put on QuickBooks. Brian said no, and he will ask accounting review about this.

**Activities** Marie Williams said the December Activities event will be “Santa and Cookies” at the Clubhouse. The event will be held on Sunday, December 12, 2021 from 5 to 8 p.m. Judy mentioned that the neighborhood Book Club is still active with 5 members and some new interested inquiries. Judy asked if this could be advertised through the Activities mail chimp since this is the WHOA book club and falls under

Activities. Marie said yes - she will contact the Book Club Chairperson and send a "Save the Date" reminder for the next meeting scheduled for November 29.

**Pool** Andy Nist thanked the 7 volunteers who helped put the pool cover on, and close the pool on Saturday. He reported that Wainscott Leak Detection came to determine why the pool has been leaking water. They could find no leak in the pool - the internal structure is fine. The pool architects are in a puzzle as to why the water levels are low. One clue might be the pool gutters (1972). Andy said that perhaps the concrete is too high for the gutter system. The water ends up stopping at the blue tile. Andy thinks that keeping the valve open at 90% and the gutters half full, is the best way to maintain proper water level. Judy asked about the high water bills in September and October (\$1,000), and Andy promised to call the City Water Department and request a credit on the sewage portion. CH mechanical will come on November 16 to winterize the heater. Andy said there are no leaks in the valve room and Tim McCullough is supposed to come and drain the lines. He recommends using Cicero Pool and Spa as a mechanical contractor for next year. They do full pool servicing (chemical, mechanical and electrical) and minor structural repair work. They charge \$750 to open or close, and \$90 per hour plus parts for service. They are on call for operating. Rogers Pool will come to pick up the empty carboys and there will be no price increase in chlorine for next year. The Swim Team Leaders/Moms will come to the December WHOA Board meeting to present specific plans on increasing membership dues to cover budget expenses, how they will increase membership, and steps to improve business processes. Andy has received no response from Capitol City Fence concerning the plate for the new gate, so he will make it himself. There was a brief discussion about pool participation which may lead to a consult with legal counsel.

**Tennis** Christie Mora said she and Ritch will take down the tennis nets this weekend. They will pull out the posts and put caps over the holes. Time to close for the Season.

**Grounds** Judy Rouhselang shared that the Dam Inspection Report is finished. She was thanked for all her efforts on this. Based on improvements made by the HOA, we have improved one the rating from "Poor" to "Conditionally Poor" due to the surficial improvements to the spillways, the exit channel, and the upstream and downstream slopes. The report and DNR review letter have been sent to all resident owners of the dam. All are invited to the Clubhouse on Tuesday, November 23 at 1:00 p.m. for a meeting with the Dam inspector who will go over the inspection report. Judy asked Brittany to put the Inspection report on our WHOA website page. The lake treatments by Ponds RX were completed at the end of October. Judy said the Bridge construction will begin tomorrow, and hopefully finish by the end of next week. The company utilized is Deaton's. Judy asked Lisa to make two signs saying "No Golf Carts" for either end of the Bridge. Balance due for the Bridge is \$9,910.

**Clubhouse** Ross Sexter said rental numbers are increasing, and that there have been no complaints about the recent price increase. During the Open House, he learned from long time members of the neighborhood, that part of the Clubhouse used to be a sales office, and that there were 2 billiard tables. Ross will call Buckner for a roof inspection, as part of our 5-year maintenance agreement. Judy reminded Ross that the 5-year maintenance contract expires December 31, 2021 and that Ross will want to look into a new contract. Ross said he will also renew the Clubhouse Termite Protection contract with AAA. Brittany said that some chipmunks were entering, and Ross promised to follow up and seal the spot. Mike Pipke, Larry Rich, and Paul Jansen were thanked for repairing a twelve foot section of gutter. They said in the future, the size should be

changed from 4 to 6 inches wide. Ross said that next year, the desire is to update the Clubhouse bathrooms. Brittany reported that the new sump pumps have been effective, and Larry said that we should have insurance coverage for that area in case of flooding. Paul promised to investigate. Judy reminded Brittany that it is time to change the Clubhouse filters.

**Membership** Lisa McCoy is continuing to make updates to records.

**Vice-President** Scott Adams is chairperson for the WHOA Nominating Committee. He asked Board members to give him names of potential candidates for the open positions.

**President** Paul Jansen sent a pre-read of the proposed operating budget for next year. He asked for confirmation from each board member on the amounts allocated for each area. His objective is to finalize the 2022-2023 budget in December. Judy suggested adding a line item for contributions to Reserves. She also asked to add a line item for 4 Pickleball nets (\$800). Paul thanked everyone and adjourned the meeting at 8:23 p.m.

**The next WHOA Board meeting is Monday, December 13, 2021 at 7:30 p.m. at the Clubhouse.**