

WHA Meeting Minutes

February 15, 2022

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	A
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: Larry Rich

President At the request of the President, the meeting was held on Tuesday, February 15, 2022. Paul Jansen called the meeting to order at 7:35 p.m. and welcomed all Board members and guests.

Judy Rouhselang joined the meeting by Zoom.

Secretary Beth Schiffli announced that there were no write-in nominations for Board Positions. She said that Board Actions and Motions are updated, and can serve as a helpful tool for year review and remarks to be made at the March 14 Annual Meeting.

Treasurer Brian Peterson gave Bank Balances:

NBI Checking: \$11,343.47

NBI Savings: \$151,864.18

Chase: \$3,070.33

PNC: \$6,613.00

Brian said the budget is running true to forecast and the Accounting review is close to completion.

Brian and Lisa reported that 225 members have paid their annual dues. There are 229 outstanding.

Lisa will send an e-mail reminder to those who have not paid. For clarification: Annual Dues (\$445) must be paid by March 1 and a late fee is assessed on April 1. Judy said that last year just before the annual meeting \$164,050 in Class A dues had been paid and that only 22 Class A members had not paid their dues. All 2021 dues were paid up in April 2021.

Activities Marie Williams and Alisha Pankiw said no activities are planned this month or next. Marie asked that a vote be held on the following motion, and Alisha seconded. Motion to spend up to \$2900 (money left in Activities Budget for the year) to purchase a Gaga Pit for the Grounds. They said that Lisa had volunteered to oversee it from the Board and take responsibility to work through implementation details and any undefined costs. The vote did not pass with a 6 to 5 vote against the recommendation. If there are any concerns or questions, contact the president at: president@woodlandshomeowners.org.

Pool Andy Nist was absent but shared that he is in favor of utilizing a pool company to assist our pool management. He spoke with Woodland Springs about the company we are investigating, and they have had a positive experience. He does recommend keeping the Swim Team separate, and in the proposal, he is in support of A and C only (swim meets only, not practices.) Paul said that Swim Team Mom Laura Behrle will

have a report to the Board in April. Judy asked if there was an update on the keyless entry system that the work had been completed. Paul said there was no update.

Tennis Christie Mora has received quotes for care of the tennis courts, ranging from a small fix to a more substantial effort. As an example, a medium repair effort was a quote of \$14,822.73. At the low end, Rite Way will provide crack repair for \$18/foot. Paul suggested that the incoming Tennis Director provide two options for the Board to consider, and Christie agreed. She said that the Courts are usually opened sometime in April, but it is weather dependent. Christie said she will contact the incoming Tennis Director.

Grounds Judy Rouhselang provided the following: Mr. B's took care of the grounds after the February snow fall (snow plowing, shoveling the sidewalks, salt, etc.). Brian has their invoice for February. This is the only Grounds expense and the last expense for the current fiscal year and will put the Grounds over budget by \$107.05. The Grounds budget forecast was \$31,500 and actual expenses will be \$31,607.05

Clubhouse Ross Sexter said there have been light rentals this month, but graduation events to come are plentiful. Clubhouse Renovation reviews continue to be stellar. Judy asked if Ross secured a new roofing contract. Ross said that he had spoken with a representative from the company and thought it was automatic renewal, but he promised to follow up again and obtain details. Electrical upgrade and men's restroom remodeling are future projects.

Membership Lisa McCoy shared details of the March Annual meeting. Tables will be set up at the entrance for Attendance, and a separate Registration for the Drawing for Free Dues. One is eligible for the Drawing only if the member is Class A, is present at the annual meeting, and their dues have been paid and received. Lisa will send e-mail notices to those who have not yet paid annual dues. Ross said that in past years, annual meeting attendance has been approximately 75 to 100 people. Judy asked how a person can pay their dues by credit card, and Brian replied to send him an e-mail.

Vice-President Scott Adams had nothing to report.

President Paul Jansen had prepared and sent several documents as pre-reads. He said he had minor updates to add and that there are 5 that will be elected because pool position is open. He asked for feedback and approval of: the proposed annual meeting agenda, the written ballot for voting on the election of Directors and on the Budget, and the Budget for upcoming fiscal year March 1, 2022 through February 2023 and overview. All agreed to the contents of these documents. Next, Paul asked for feedback on a draft proposal for outsourcing the pool to a professional company. A quick summary is:

- A. General Pool service that includes 3 guards on duty during open hours – total cost of \$58,934 (current budget for pool is \$56,500 – would need to increase by 3 to \$4,000.)
- B. Swim lessons – total cost of \$3,419 (would either need to increase cost of swim lessons to cover, or we would need to pay, approximately \$1500.)
- C. Guard service during Swim Practices and meets - \$6,567 (would need swim team to fund this.)

Judy said that she is in favor of continuing the objectives started 3 years ago to evolve the association and professionalize the HOA operations, and outsourcing the pool would be another step to accomplish that goal. She also said we can try outsourcing the pool for one year, and if it is unfavorable, discontinue after that. Judy asked to hear from Scott Adams and Brian Peterson as they will be in leadership positions as members of the Executive Committee. Scott and Brian both said they are in favor of the pool outsourcing. Others were generally in favor, but added that we should have input in the hiring process of guards. Alisha asked what

pool hours would be, and Paul said he would investigate. Determining factors could be number of guards available, as well as overall cost. Scott definitely thinks this is the direction we must pursue, and has a possible pool director who will commit only if the pool is outsourced.

A final order of business is that Paul said Marie sent him her resignation effective March 13, 2022. The Board agreed to accept the resignation of Activities Director, Marie Williams. There is one more year left on this Activities Director term and the Board can fill the vacancy.

Judy made a motion that Brian Kinnick fill the vacancy on the Board to be effective as Activities Director as of 12:01 a.m. on March 14, 2022. The motion was seconded by Scott Adams, and passed unanimously.

The meeting adjourned at 9:15 p.m

The next meeting is the Annual Board Meeting. It will be held on Monday, March 14, 2022 at 7:30 p.m., in person, at the Clubhouse.