

WHA ANNUAL MEETING MINUTES

March 14, 2022

Board Member Attendance:

President	Paul Jansen	P	Activities	Alisha Pankiw/ Brian Kinnick	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	P
Clubhouse	Ross Sexter	P	Tennis	Christie & Ritchie Mora	P

Eleven Directors are present.

Membership Attendees: Membership attendees are listed at the end of the Minutes and a quorum was present

Call to order/Guidelines/Introductions

President Paul Jansen called the Annual WHA meeting to order at 7:30 p.m. He welcomed all Board members and the Membership. He shared that he would moderate the meeting and present an overall “year in review.” Next, the individual Board members would give their reports and finally, questions would be entertained at the end. He offered thanks and praise to the outgoing Board members for their fine service: Andy Nist, Beth Schiffli, Alisha Pankiw, Marie Williams and Christie Mora.

The Year in Review Paul shared highlights of the year included the following:

1. Reserve Study. This is a professional study which looks at our assets, common property, etc. and provides a rationale and strategy for budgeting, spending, and saving for the future. The study was completed, and findings are that we are in a good fiscal situation in planning for the future. The Reserve Study will be a tool for future Boards to use for budget planning.
2. Upgraded Website. Paul thanked the neighbors who assisted in upgrading our WHA website with new technology, updating content, and the relaunch. It is now easier to access and maintain, and provides excellent documentation. An example of the new Director email addresses is: president@woodlandshomeowners.org.
3. New Bridge. The old wooden bridge was taken down over a year ago for safety reasons. The new replacement bridge is a type that will last for many years while being exposed to the elements.
4. Clubhouse Renovation. Hats off to Missy Jansen, Brittany Jansen, and Ross Sexter for a tremendous transformation of the Clubhouse. It is fantastic!
5. Dam Review. Judy Rouhselang handled the biennial Dam safety inspection and review, and due to the superficial improvements of the HOA (increase rip rap, and take down trees and bushes on the spillway, repair exit channel, our rating was improved. Next safety inspection is due August 2023.
6. Budget on Target. We finished the year with a \$14,000 surplus. This was due to increased Clubhouse rentals now that Covid is subsiding, and income from some Class C members joining the WHA.

Officers and Directors Reports/Updates/Objectives for Upcoming Year

Membership Lisa McCoy shared that yearly Membership Dues are coming in well, with only 20 Class A residents unpaid. Currently there are 420 Class A members and 12 Class C members. (Class C members are available to residences in Woodland Green, Eden Forest, Eden Glen and specified lots of Eden Estates). Lisa thanked the membership for adapting to the Digital Version of the Membership Form which she enacted. It has been quite effective to aid in processing and updating data.

Activities Alisha Pankiw gave an overview of some activities provided this year: July 4 Bike Parade, Chili Cook-off, Movie Night at the Pool, Cookies with Santa, Friday Food Truck with Band (new this year). She hopes that next year Covid will lighten to be able to offer all our traditional activities. She and Marie Williams proposed the addition of a Gaga Ball Pit, but it did not pass the Board.

Grounds Judy Rouhselang joined the meeting by Zoom and asked Paul to share her Grounds report.

Bridge A new bridge was put in place at the end of November, 2021. We have had very positive feedback from members. The bridge is low to no maintenance and will last a very long time. The grass on either side of the bridge will be reseeded in April by a member who has volunteered to do this. The bridge may be temporarily closed for a short time so we can let the grass seed germinate and grass to grow. Sorry for any inconvenience and thank you in advance for understanding. Cost for this new bridge was \$12,700 which was the most cost effective solution to purchase and install a new bridge. A wooden bridge would have cost a minimum of \$25,000 and \$35,000 and after months of research, we could not find a contractor to build or construct this.

Lake The lake is professionally treated twice a month by Ponds Rx from March through October every year. There were some issues last year with planktonic algae developing in the lake late this summer and treatments were applied to eliminate the algae. Treatments were successful and the lake is in very good condition. When we have planktonic algae the lake is not safe for swimming and pets should not drink the water. MailChimp notice alerts are sent to the membership when there are water use restrictions and the WHA website is updated every 2 weeks with the current status of the lake.

Boat Storage – Watercraft We allow storage of watercraft behind the pool on a first come first served basis. This is the only area where watercraft can be stored. This is for WHA members only and all watercraft must be registered (name and contact information) with the Grounds Director. Right now this area is at a full capacity of 15 watercraft.

Dam The biennial dam safety inspection was performed on August 3, 2021. There is an update on the WHA website and a link to the full report. The inspection and the report was more favorable because of the surficial improvements and exit channel work the Homeowners Association had done over the last 2 years, but the dam does require continuous maintenance. The next inspection will be due August 2023. In addition, one of our member's volunteers and helps with weed control applications to the dam and exit channel to manage the weed growth and poison ivy and keep these areas clear.

Tree Trimming and Maintenance After a storm, dead trees were removed along Blue Woods Creek by Lakeview Drive. Other tree trimming occurred last year to eliminate dead limbs hanging over the street on Lakeshore Drive East. The dying tree in the parking lot next to the dumpster was removed.

Picnic Area Three new picnic tables were purchased for a total of \$150 last year at Lowe's end of season sale. Savings of at least \$500 by buying end of season. One new picnic table is now placed at the tennis/pickleball courts. Also, a few of the existing picnic tables had the table tops replaced by a member volunteer who did the work.

New Sump Pumps With approval from Ross Sexter, the Clubhouse director, and working with Ross, 2 new sewage sump pumps were purchased at a big discount and installed by 2 member volunteers. This solution was successful to correct the outside water drainage problem so that the exterior drain now works efficiently and the pump room/basement does not flood.

Pickleball With approval from Christie Mora the Tennis director and support from the Board, we held Pickleball beginner clinics for the first time and had a great turnout. We did have Pickleball "Open Play" reserved on the courts twice a week and this program was very popular. Members are already asking if we will continue the Pickleball program and asking when it starts. Plan is to work closely with the new Tennis Director on how we can further develop this program for members.

Clubhouse Ross Sexter said the highlight of the year was the Clubhouse remodel. It was a great success and remained on budget. Interior design work was beautifully done by Missy and Brittany Jansen. Ross supervised electrical upgrades and had the roof inspected under warranty. A portion of the Clubhouse siding was replaced, and gutter work was accomplished by two neighborhood volunteers. Ross hopes that projects next year might include remodel of the Men's bathroom, and moving of electrical panels. Rentals are high and similar to pre-Covid numbers.

Pool Andy Nist has served as Pool Director for 4 years. He said the past summer was a successful swim season. One negative was that the pool heater was not functional during the summer, but it is now fixed for next year. The new gate with code access that he initiated is still not operational. It will be up to the new Board to follow through with the project. One difficulty has been that the contractor has been ill. A new pump was installed for on top of the pool cover, to keep it dry over winter. The pool has been losing some water since last season. An expert was hired to find the leak and he could not discover it. This issue remains. A question was asked about guard behavior. Andy replied that these are teenagers who are learning, and any concerns should be brought to the Board's attention for review. Another concern was that large floats not be allowed in the pool. Andy said that this is against regulation. A final comment was that spider's nests can be a cause of pool heater malfunction. Josh Linderman has agreed to replace Andy as Pool Director, and he received an enthusiastic round of applause.

Tennis Christie Mora said that Tennis lessons were in full swing this summer. Two sessions were held for children and the teacher was excellent. Adult lessons went well also. New equipment provided: two all weather benches, new nets and posts, a new squeegee, and pickleball lines for both courts. Judy Rouhselang provided 2 free pickleball clinics. They were quite successful and so two set times for open court pickleball were added each week. Christie thanked Larry Rich for cleaning the pine needles off the courts. The courts will be power washed on March 22. Christie will pass on information for court repair to the incoming Tennis Director. The new scheduling system called Skedda will continue. Reservations can

be made through this system by phone or any web device. The lock on the tennis court has been damaged. Because there is no electricity, one suggestion was to try a solar lock.

Treasurer Brian Peterson shared that the Reserve Study has been an important advancement. One purpose was to determine how much money to keep in reserve for capital improvements, and to give the Board a good strategy on maintenance of our assets over time. Brian will present the Budget later in the agenda.

Secretary Beth Schiffli said she was completing her 2-year term as Secretary, and that it has been a joy to work with this fine group of people. She encouraged all members in attendance to serve as a Board director or as a volunteer to assist with the many activities which make our neighborhood such a great place to live. She shared that one of her duties as Secretary is to edit and publish the Neighborhood Newsletter, the Acorn, which is published 3 times per year. Beth explained that in the Winter, she mails the newsletter through the US Postal Service. But the Summer and Fall issues are sent by e-mail. Many neighbors wish to receive a paper copy, and the method for accomplishing this is to make a request from the membership Chairperson, Lisa McCoy. Beth said that she wants to recognize the Committee who hand delivers these Acorn newsletters. Jim Baeurle takes the lead, and his helpers are the following: Jim and Judy Baeurle, Becky Beckman, Dennis Ferguson, Tim McCullough, Mark and Dawn Deady, Steve and Daryl Farrington, Carrie Lawson, Josh Linderman, Lisa McCoy, Mike Pipke, Judy Rouhselang, Steve Yedinak, and Linda Young.

Beth reminded all that the monthly WHA Board Minutes and Acorn Newsletters can be accessed on the Neighborhood Website: woodlandshomeowners.org

Finally, Beth recognized and thanked Paul Jansen for being a tremendous leader as President of the Board.

President/Vice-President Andy Nist mentioned earlier in the meeting that Josh Linderman just recently volunteered to fill the Pool Director position. Scott made a motion to approve the 2022-2023 slate of candidates for Officers and Directors of the WHA Board, and Beth seconded the motion. The vote by the members was unanimous to approve and the motion was passed.

Position	Name for Slate
President (1 year term)	Scott Adams
Vice-President (1 year term)	Paul Jansen
Secretary (2 year term)	Mandi Adams
Co-Activities Director (2 year term)	Sharon Kinnick
Tennis Director (2 year term)	Greg Kubik
Pool Director (2 year term)	Josh Linderman

Next, Treasurer Brian Peterson explained the FY 2022-2023 Budget, which had been sent to all homeowners via the Winter Acorn newsletter. Additional copies were distributed and Brian gave highlights. In sum, The Budget ran true to forecast. We are in excellent shape, and reserve balances are \$78,127, which is what the Reserve Study recommends for us.

Ross Sexter made a motion and Scott Adams seconded to approve the FY 2022-2023 Budget. The membership vote was taken and there were 42 members voting in favor, and one member voting against the budget. The motion to approve the FY 2022-2023 Budget passed.

Next, Lisa McCoy held the drawing for free annual dues. The winner was Paul and Jennifer Spilker.

Questions from Membership

1. Can the Gaga Pit be reconsidered in the future.

Paul said that yes it can be reconsidered in the future, provided there is an adequate presentation with the many details and considerations involved. Monies in funds are utilized for the fiscal year only.

2. Are golf carts allowed in the neighborhood.

A member said that an ordinance must be obtained from the City of Carmel, and receive 75% of neighborhood approval.

3. Status of work to be done on the Dam.

There is continued maintenance to be done on the dam. Big projects such as a recommended spillway capacity analysis and hydrologic survey are not on the current agenda. We have improved our rating by adding rip rap and removing impediments to the spillway. Grounds Director Judy Rouhselang will schedule a meeting for interested neighbors to explain in more detail the history of the dam, the dam safety inspection report, and considerations.

4. Status of keyless entry for pool.

A member asked Andy Nist why the keyless entry is not completed. Andy said the contractor has been ill. Andy will not follow up, but will give completion of the project to the Board and the new Pool Director, Josh Linderman.

5. Lake restrictions

A member asked if a sign could be placed by the south entrance to the lake when there is no swimming allowed due to algae treatment from Ponds Rx. Judy Rouhselang said that MailChimp communications are sent out to members when there are restrictions. The status is always updated to the neighborhood website. The neighbor responded that kids don't see that and a sign or buoy would be appreciated.

6. Why does our association pay \$2,000 in taxes.

We have \$2,000 budgeted, but we don't know if we will owe this until our accountant prepares our tax returns. The Woodlands Homeowners Association is not federally tax exempt. For the past several years we have filed as a homeowner's association. We might pay taxes on a few items such as clubhouse rental income, tennis lessons, etc. depending on how much income was received from these sources.

Member Attendees: Aaron Burgess, Heather Hewitt, John Taylor, Ryan Moran, Jan Lane, Alisha Pankiw, Hedy Zmijewski, Judy Rouhselang, Mike Pipke, Stacie Hamilton, Kelly Oreshan, Christie Mora, Jim Bauerle, Gregory Gayetakos, Karen Kaser, Brian Peterson, Daryl Farrington, Brian Kinnick, Linda

Withrow, Kent Withrow, Larry Rich, Bob Krueger, Billy Quist, Michele Kirby, Amanda Tutino, Steve Matthews, Lisa McCoy, Carly Thomas, Paul Spilker, Ross Sexter, Jennifer McNair, Tiffany Buckingham, Alane Helmer, Simee Coulter, Lenwood Mangham, Petra Sutton, Birna Mirman, Jeff Kempson, Kathryn Kempson, Scott Adams, Mandi Adams, Melanie Carlson, Paul Jansen, Missy Jansen, Andy Nist, Beth Schiffli, Gary Schiffli, Josh Linderman

TOTAL: 48