

WHA Meeting Minutes

May 9, 2022

Board Member Attendance:

President	Scott Adams	P	Activities	Sharon & Brian Kinneck	P/A
Vice President	Paul Jenson	A	Grounds	Judy Rouhselang	P
Treasurer	Brian Peterson	A	Membership	Lisa McCoy	P
Secretary	Mandi Adams	P	Pool	Josh Linderman	P
Clubhouse	Ross Sexter	P	Tennis	Greg Kubik	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 2022 dues.

Guest Attendance: Larry Rich

President At the request of the President, the meeting was held on Monday, May, 2022. Scott Adams called the meeting to order at 7:35 p.m. and welcomed all Board members and guests.

Secretary Mandi Adams announced that she was in need of blurbs for the Acorn.

Treasurer Brian Peterson was not present but did send the Board Members the Bank Balances:

NBI Checking: \$20,514.68

NBI Savings: \$233,264.61

Chase: \$4,261.29

PNC: \$6,594.00

Ross Sextor asked when Audit would be completed. Scott responded with he spoke with T.A to do the audit and suggested we wait to hear from Brian as well. Judy stated she had not seen any expenses or charges for that.

Question asked- Are we a Nonprofit. Answer, yes. Judy stated that HOA must complete a different application for tax exempt status. Ross- We won't be able to accept charitable tax deductions. Scott- Payment for Services Judy- We wouldn't be successful with that and can file year to year as HOA. HOA taxed on Clubhouse Rentals, Tennis lessons and Swim lessons.

Activities Sharon (Brian not present) Kinneck stated that a deposit of 50% has been paid for a musician for the Back To School event. Sharon suggested a fishing tournament for next year. Further discussion of a fishing tournament proceeded with ideas. Discussion continued regarding age groups for a tournament and would a fishing license be required. Judy requested when clubhouse is being used, to move the ottomans and place a sign that they are not to be used. One of the new ottomans is now broken. A potential Triathlon was mentioned for next year.

Pool - Josh reported the Pool company (Aquatic) has performed routine maintenance. Power washing of the pool area is complete. The pool is uncovered as well. The Garden room is completed with clean, new cubbies. Life guards are still being hired and there is no head guard yet. The pool gate is installed and works properly. A is creating a guard to stop reach around entries. Someone will be assigned the responsibility of handing out codes for members in the beginning of summer. Then, the pool entry process will transition to members having to know their code. Ross suggested using last 4 digits of phone numbers. A transition of 150 files to pool software cards would be \$3/\$3.50 a pieces. It was suggested the Clubhouse manager could take over the key fob management. Membership manager could control the database with codes for the pool.

No Guest fee was suggested (?whom). Using an honor system with a box placed outside for cash entry to the pool by nonmembers was discussed. Last year, this brought in over \$1k.

The potential of using a QR code for entry or Zelle to obtain cost for guest entries. Guest fee is revenue for HOA.

Tennis Greg stated that our previous tennis coach, Ellen, will be returning this year. Discussion began on pay for the tennis instructor. Tax forms for to use for instructors were discussed. There will be three different age groups for tennis lessons. It is reported the tennis courts are in rough shape. When nets were installed, resurfacing was checked. About 6 inches of asphalt had cracks filled last year and are showing again. The cost of tearing up and replacing the tennis courts would cost \$100k-\$150k. The budget for Tennis is too small and \$100k-\$150k is too steep. Josh feels patching cracks on courts is a waste of money. Larry (guest attendee) has had to dig them up. Scott will send names of contractors for surface repairs. Discussion of instructor cost began. \$1620 is the Instructor cost. A vote took place. \$1620 stipend for tennis instructors, approx. \$30/hr. Motion approved. Scott seconds motion. No opposition.

Grounds Judy Rouhselang provided the following: Lakes are being treated for early algae issues. The grass around the dam has regrown. Judy stated that due to heavy rains, stones have been washing away from the dam and riprap. Judy shared that workers Comp is \$200 lower this year. This is our last year in a year deal. We currently pay \$12k in liability coverage. She has included several photos of the incredible fish we have in our lakes.

Clubhouse Ross Sexter has started searching for our Clubhouse live in Manager. Ross reported we have had good rentals. There were 2 toilets replaced in the women's restroom. Cost was \$300 per toilet. It was \$380 to change them out entirely. Ross stated there is a water leak in the crawlspace. Judy is concerned its coming in from the foundation as there are no gutters in the front corner.

Membership Lisa McCoy shared details of the postcards sent out to new Class C members. 3 new sign ups, 1 renewal and 3 inquires were the result of the postcards. The estimated cost of postcards was \$300. The mailer cost \$450 and all the monies have been made back. Lisa reported 5 people are outstanding on dues. Judy requested the names with class members who are unpaid so she can assist in reaching out and collecting dues.

Vice-President Paul Jensen was not present for the meeting.

President Scott Adams reported a complaint over a domain issue. The problem is currently being investigated. Scott asked what the timeline is for the hiring of the clubhouse. Judy provided the timeline. Executive hiring committee will be Scott Adams, Paul Jensen, Mandi Adams, Judy Rouhselang, Ross Sexter and Brittany Jensen. Scott Adams adjourned the meeting.

The next Board Meeting will be held on Monday June 13th at 7:30 p.m., in person, at the Clubhouse.