

## WHA Meeting Minutes

June 13th, 2022

### Board Member Attendance:

<b>President</b>	Scott Adams	P	<b>Activities</b>	Sharon & Brian Kinnick	P/P
<b>Vice President</b>	Paul Jansen	P	<b>Grounds</b>	Judy Rouhselang	P
<b>Treasurer</b>	Brian Peterson	P	<b>Membership</b>	Lisa McCoy	A
<b>Secretary</b>	Mandi Adams	P	<b>Pool</b>	Josh Linderman	P
<b>Clubhouse</b>	Ross Sexter	A	<b>Tennis</b>	Greer Trapkus-Harris	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 28 Class C members who paid 2022 dues.

**Guest Attendance:** Larry Rich

**President** Scott Adams called the meeting to order at 7:31 p.m. and welcomed all Board members and guests. Scott opened the meeting by sharing that Greg Kubik had resigned from the Tennis Director position. Greer Trapkus-Harris will volunteer and step in to head Tennis. Scott made a motion for Greer Trapkus-Harris to immediately fill the vacant Tennis Director position on the Board. Judy seconded the motion. All voted in favor. Welcome Greer Trapkus-Harris!

**Secretary** Mandi Adams announced she had completed the Acorn. Mandi will send Sharon & Brian Kinnick a pdf for them to assist with uploading onto Mailchimp. She brought up how difficult the process has been receiving addresses of those who requested a paper copy. She has left the box of Acorn newsletters in the Clubhouse for all to take. Mandi requested we change some of the process to make it simpler in the future. Since Lisa McCoy is not present, Mandi agreed with Scott that this should be brought up in the next board meeting. Until a discussion on the newsletters happens, the Acorn will be at the clubhouse for pick up by members who want the paper Acorn. Mandi did want to address some items on the actions due spreadsheet. With two members not being present, it was decided to circle back on the outstanding actions due spreadsheet when all members are present.

**Treasurer** Brian Peterson gave Bank Balances:

NBI Checking: \$18,979

NBI Savings: \$207,858.17

Chase: \$5,904.11

PNC: \$8,510.41

Brian said Brittany and Brian had discussed bringing the Chase Bank balance numbers down to where it was when she began. Brian said Brittany has done an amazing job bringing in revenue from Clubhouse rentals. PNC account shows the swim team is doing quite well, which is awesome. Total dues collected is over \$5K. Scott asked if the swim team agreed to pay 100% for their swim coaches. Judy and Paul said that they had agreed. Brian also confirmed they will do this. Brian has been keeping track of revenue. \$300 has been collected in late payments for late annual dues. All have paid Class A dues. The Class C postcard mailer worked. We brought in 6 new Class C members for a total of 28 Class C members, which is income of \$12,460. Brian

reported the clubhouse rentals are going well. We will see how the guest pool fees turn out. Brian reported Tennis lessons have been going well. \$2200 came in for tennis lessons fees and \$2100 went out for 2 tennis coaches. Revenue is \$210,025. Brian stated swimming lessons should bring in a little more. Based on previous conversations in regards to tennis, Brian moved \$4K from the budget for tennis because we are not going to do work to patch the courts that is basically a waste of money It'll be up to Greer going forward to go through and figure all things tennis out. Brian brought up we had \$4K/\$4500K for crack repairs. Is it worth it to patch up the courts when we may have to resurface the entire tennis court anyway? \$4K to do that would to a yearly charge for resurfacing (yearly). Brian then stated that if we do not spend that money on that repair (patching) that would mean our totals expenses are \$188,755 and \$21,270 over. Sharon asked if that took into consideration the activities expenses for this year. Judy stated the Activities were over budget by maybe \$1K. Judy said she would take \$1K out of Grounds and shoot it over to Activities. Sharon believes she is closer to \$500 over budget. Paul opened a small general discussion on what to do with the overage. Baby pool? Bathrooms? Scott stated we need to start planning for the tennis courts. Brian said that the Accounting Review had been completed and he will send the report to the Board members. The Accountant had filed the tax returns in May.

**Activities** Sharon & Brian Kinnick stated that the Garage Sale from last week went well. She had received a lot of positive feedback. Sharon stated she was unsure how well of a turnout we had for the plant sale. Larry Rich, guest, stated he thought the plant sale went well. The next upcoming event is the Taco Tuesday Truck. The truck will be at the clubhouse 5pm-7pm. Sharon noticed there would be a timing clash with the swim meet and stated next year will be planned out better. The July 4<sup>th</sup> parade should have a decent turnout. Sharon did inquire about previous numbers of attendees from last year. Brittany and Judy stated around 150 folks attended last year. After the cookout, folks will likely hang around the area too. Sharon & Brian stated they will need the gift Certificates for the prizes. There will also be a Carmel Fire Truck at the parade.

**Pool** Josh Linderman shared there is a new outdorr cabinet for the kickboards and they are moved out of the ladies bathroom area. Josh reported the pool heater is working. He stated that the first swim meet went well. Swimming lessons have started with 23 kids. There is a new Waiver for swim lessons being used. Josh reported that Venmo is working well to collect fees. Paul asked if we can us Venmo for all fees? Brian stated we would be charged. Josh happily reported the pool gate is almost ready to go. All members will use the last 4 digits of their street address as their pin number. Josh stated that Aquatic has had a lot of trouble with their performance. The safety equipment is still back ordered and there has been no follow-up on their side. Paper goods are not being replenished and the cleaning by the lifeguards is not happening. It is known that the company is understaffed. Eric, whom Josh has spoken with repeatedly, has been receptive over the phone, yet nothing changes. Judy asked if Aquatic has offered any concessions. Josh replied with No. He hasn't asked at this point either. The biggest issue is understaffing of lifeguards. Josh has heard from several concerned lifeguard parents about the length of time their kid has been on guard alone. Josh asked if we have a policy on the number of Lifeguards? Liabilities? Judy stated that a pool our size is required to have a lifeguard. Sharon stated she didn't think any teenage lifeguard should be there on guard alone in case there is an actual emergency. Shortening the length of time, the pool is open was raised. Josh reported the pool operation hours

are weekdays 12-8pm and weekends 10am-8pm. Judy said she does not see a lot of people at the pool in the mornings during the week. That could be a possibility for timing if we were to adjust the pool hours. Next week, Scott, Paul, Judy and Josh will meet to come up with a plan to communicate concerns to Aquatics. The four will also be reaching out to Aquatic to speak with Eric over the lackluster performance his company has had. Josh stated the other concerns with Aquatics have been having no chlorine in the pool during a swim meet. The Health Department did come out for an inspection and did not shut our pool down. Aquatic did nothing in response to learning of this. Larry Rich, guest, stated his neighbor had complained about the water quality and the temperature of the pool. Brittany stated that the heater has been turned up. Josh informed us that after countless years of patching the baby pool, it is flaking and a potential safety hazard. To replaster the baby pool, the estimated cost for the HOA is \$14k-\$18K. Josh is considering Linnex filler and will speak to Aquatic about that during their conference call. Paul asked if we could incentivize our previous lifeguards into returning. Josh shared that our previous lifeguards are employed elsewhere and/or doing internships. Larry Rich, guest, asked if there was going to have an adult swim time. Josh said that is on his radar and he will circle back with more specific ways and times to do an adult swim.

**Tennis** Judy opened by sharing that the previous Tennis Director still has tennis supplies at her home. Judy will reach out to her in regard to that. Judy shared that the previous Tennis Director needs to transfer the ownership of the Skedda scheduling app. Judy is going to follow up on that as well. Tennis lessons are going very well. Judy reported there are 43 registered for lessons. She believes having two tennis instructors is great. Parents and students have been happy with both instructors. As Brian stated, this group of tennis lessons brought in \$2200 which covers the entire expense of the tennis instructors. The HOA did pass a motion in a previous meeting with Greg Kubik and approved the cost for instructors at \$1,620. It is going to be more because there are more children registered for the lessons. Scott asked if we need to amend that motion. Judy said, "Yes". Judy made the motion to amend what we pay tennis instructors to be \$2100. Scott seconded the motion. Motion approved by all. Judy then shared she had noticed that in the past the tennis lessons were opened to nonmembers who were coming back and registering. Judy reached out to Scott and Paul and shared options we had (do nothing, tell them no, or allow with Waivers). It was agreed upon to allow nonmembers to take lessons with a signed Waiver. This has been discussed with the HOA attorney who provided a Waiver and all non-members have signed a Waiver. Judy made a motion to ratify action taken to allow nonmembers to take tennis lessons with a signed Waiver. Scott seconded the motion. Motion approved. The suggestion was made that we look into the cost and conditions of having the liability insurance policy cover guests. Scott stated we should investigate no trespassing signs for the grounds (something similar to Woodland Springs signs). Several board members agree it would be helpful all around. Judy said she will get quotes. Last, Tennis parents requested that Judy share with the HOA board, "THANK YOU for the Bridge!!"

**Grounds** Judy Rouhselang provided the following: Mr. B stated that our property is the best it has looked in the last 35 years. The lake is currently being treated for algae. The treatment for the algae is nontoxic. Restrictions have been made with watering. Judy shared this will be a challenging year for algae, not just with our lake, but with other small bodies of slow moving water all over the area. Judy brought to the boards

attention that a deceased racoon has been spotted on the NE corner of the lake. Scott said he would find a company for the removal of the deceased racoon. Last, as soon as the rain subsides, the dam will be sprayed for weed growth and poison ivy.

**Clubhouse** Ross Sexter is not present but did share an email of updates to Scott to share with the Board. Scott began by sharing that Ross noticed that some siding had blown off the clubhouse. He has a bid for \$2400. He did secure a contractor to take care of this. Brittany said that the siding has not been taken care of yet. Scott will follow up on this. Scott also shared that the crawl space is having some water issues. Scott asked if water was still getting in there? Brittany responded, "Yes. It is still affecting that area, especially with heavy rainfalls." Two neighbors have helped the clubhouse by placing grates on top of the gutters to prevent clogging. Larry Rich, guest, stated he feels that with how everything is looking, that the cement slab is cracked and affected. Brittany agreed. Scott stated that Ross is currently working on some quotes. Both Mandi and Judy have witnessed large wet areas in the crawl space on the floor. Scott will be following up with Ross on a few things shared this evening.

Brittany shared that the A/C circuit blew out. The system is old and is having a hard time keeping up with the heat. She brought up that the doors need to stay closed. Too much heat is getting in and keeping the units running at full speed. Josh suggested using auto close on all the bathroom doors. He uses these at home. Brittany said she would like to see new mats in the bathrooms. The one in the women's bathroom blocks the door.

Brittany also requested some sort of sign for rentals that states no outdoor activities on the circle. She has requested through all avenues of communication with clubhouse renters in regard to this. No one seems to be adhering. Judy will check on signs. Brittany shared that we need to figure out the rental storage closet in guard room. There is a swim team cabinet that keeps being moved in front of the closet door and renters cannot get into that closet and they complained that it is very difficult to get the supplies out for rentals.

A motion was made to get rid of the freezer that is not in use by the swim team and give to Britany to take the freezer. Scott seconded the motion. Motion approved.

Larry Rich, guest, suggested to shut the A/C off in the ballroom during times the concession stand is open. Scott agrees that is a good idea. He said the box fans should be brought up as well. Concessions need to be asked to help to limit how long the doors are open during excessive heat.

Judy shared our reserve study had our HVAC system scheduled for a replacement in 2025 at around \$4K. She believes that is a low estimate. Scott feels we can hold off on full replacement now.

Scott asked members if there was anything else they would like to address.

Josh stated he will reach out to the swim team about the freezer.

Brittany shared we have new Facilities Managers. Welcome Betsy & Blake Abshire! Scott shared with the board how incredibly fortunate we were to have several incredible applications. We did receive 3 late applications. Since we stuck to the system and timeline we created for this process, Scott emailed all late applicant that they will be kept in mind for the future.

Larry Rich, guest, shared he has talked with numerous neighbors and the feedback that they give him is all appreciative of the HOA and how much we have been able to accomplish.

Scott concluded the meeting. Next board member meeting will take place Monday, July 11<sup>th</sup>.