

WHA Meeting Minutes

August 8, 2022

Board Member Attendance:

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

Guest Attendance: Kathy Sasseman

President At the request of the President, the meeting was held on Monday, July 11, 2022. Scott Adams called the meeting to order at 7:36 p.m. and welcomed all Board members.

Scott opened the floor for the Secretary.

Secretary Mandi Adams began by asking all the board members to please take a look through all of the Actions & Motions spreadsheet and to send her updates for openings on the spreadsheet by the end of the week. At the last meeting, Greer sent Mandi the link for the Acorn list. This link worked and Mandi thanked Greer. Now that Mandi has access to the database, she addressed the delivery issue still needs simplifying if we haven't a volunteer to deliver the Acorn. Judy checked the most up to date Acorn paper request numbers and found that it would be safe to cut the number of printed newsletters down to a total of 71. Judy asked Lisa McCoy to follow up with the Neighbor who heads up the volunteer distribution of the Acorn, to see if they are still interested in helping. It was agreed that Mandi would get a quote for printing 100 newsletters from Fed Ex. The quote would be for 75 newsletters mailed and 25 printed and left at the Clubhouse for any/all neighbors to take. Those quotes will be shared at the next meeting. Also required at the September meeting, per Mandi, are the Director's and Officer's articles for the upcoming Fall Acorn newsletter.

Treasurer Brian Peterson shared the account information with the Board Members:

NBI Checking: \$23,328.14

NBI Savings: \$171,125.73

Chase: \$5,287.09

PNC: \$2,461.03

Brian had a question regarding the pool company. Brian paid July bill which was around \$18k and it has not been cashed yet. This is why we have a large amount in our checking account. Scott said he had not noticed credits he believes we were to receive. Brian confirmed the credits were not issued as of yet. August 1st bill is

\$11,848, but they haven't cashed the previous check. Scott is going to reach out to Aquatics and will speak to them about the credits we should have received and will discuss the payments not being cashed by them. Brian brought up the swim team. Next month, the Swim Team tentatively are to return to meet with the board and discuss their season. Brian said this year, the Swim Team made a lot of money and spent a lot of money. Which is fine, and he is looking forward to hearing their thoughts on finances for the 2023 swim team season. This current season, around \$5/\$6 was budgeted, and they spent \$13k. Brian knows we are to talk in September to learn their 2023 budget and how they have broken down their expenses, but wonder if we should hold off for a month. Judy suggested they return in October to meet with the board. That way, it would give the board some time to process.

One of the Board members had reached out to some friends who live in neighborhoods with a swim team. From her understanding, these were all self-sustaining and not subsidized by their homeowner's association and board. A close example would be Keystone Woods. Scott recognizes that some organizations run like that. He would like to continue strengthening our relationship with the Swim Team in hopes that it continues to grow. Scott will reach out to the Swim Team to come to October meeting and bring their plan and budget for 2023.

Brian further explains why he brought up the swim team. That was due because he subtracted the \$5K that we expected for tennis expenses, added \$8K for swim team because they spent \$8K more than we had expected. So, the new working number for expenses is \$195,755. Based on this we now we have around \$22K available for capital expenditures. That is \$3K less than what we had thought.

Judy suggested we should look at what the priorities are and what they should be. What is critical vs. just nice-to-have? What are the needs vs wants? Judy suggested we look through the Reserve Study. Scott agreed that we should. Judy mentioned to Brian that he should look at it as well and that we come to the next meeting and share recommendations. Judy then mentioned to Josh she feels something that is vital and critical to our members would be the baby pool repairs since the baby pool was unavailable and unusable for the 2022 pool season. She strongly feels this repair should be at the top of our considerations since we have had ongoing problems with the baby pool off and on for at least 5 or 6 years now. Josh did agree that we have been "bandaiding" the baby pool.

Judy said the Reserve Study is on google storage. She then sent it to the board for all to review. Brian shared that after the study was complete, it was recommended to keep approx. \$70K in the bank designated as capital reserve. This \$22k is on top of the \$70k designated as capital reserve. Scott feels like the reserve study mapped things out for the board very well. Judy explained the methodology of the study to the board.

Josh asked Brian to send him the water bills. He is going to reach out to collect some of our \$ back.

Judy confirmed with that we agreed that board members will need to bring their priorities for projects with them to the next meeting.

Activities Sharon and Brian shared this coming Friday is the Back To School Event here at the clubhouse. Sharon had a question. She feels the Activities is more bottom heavy and not top heavy with the budget. Is there a problem going to purchase items we need for our closer to the end of the year activities, now while we

have the cash in our budget to do so? Sharon was not certain if there were any restrictions on when money was allowed to be spent when planning the activities. Scott assured her, she and Brian were forward thinkers and how helpful that is for planning in the future.

Pool- Josh Linderman began with the pool hours will change on Wednesday when school starts. Josh has not seen any changes on the end of Aquatic. Paul recapped his conversation with Eric at Aquatic. Josh does not feel that there have been any major issues within the pool. He said he noticed it has not been really clean. Blake shared that he did witness a guard cleaning. Josh would like for eyes to be kept on the cleanliness of the bathrooms. Josh is more content with having more bodies in seats watching the pool than what we have had. Lap swimming is a no go. Josh shared that the HOA lawyer brought up concerns and declined to write waiver. For the Baby Pool solution, Josh obtained a quote from Linnex at \$15k. Josh obtained a quote from the company that completed his pool. Quote \$ 13k. Both companies provide permanent solutions. Josh is also looking into quotes for doing a splash pad area for the baby pool area. Josh, Laura and Betsy met together to move storage items.

Late Guest Arrival

Judy explained how the storage protocol for activities has gone in years previous and that no items could be stored in upstairs refrigerators because these are available for rentals. Sharon stated she would not keep food at the clubhouse on a regular basis. She would likely have waters/sodas that would be used immediately.

Judy reminded Josh and the board that Aquatics contract auto renews. We have until September 30th to submit in writing the cancellation of their services. The contract does state that if renewed next year, at their option, a 5% increase may be applied. She recommends we consider asking for 0% increase due to their poor performance this year. Josh said he would like to renew with Aquatics because he felt he had established a relationship with them. Scott said he will speak with Aquatics.

Judy recognized a guest had joined the meeting. Guest is Kathy Sasseman. Kathy is concerned with rentals/investors who own and are buying houses in our association. She wants the HOA to abolish this practice. Scott said that this topic is one that the board has considered and has had interest in pursuing. However the number of rentals has gone down and Lisa confirmed that a few homes that were rented had been sold and there are now permanent homeowners in these properties. Also we haven't experienced investment companies buying up properties as rentals. Further, this is an absolute monumental task that would begin at the cost of around \$10K. It would be more than that, since once we go down that path of rewriting the covenants and declaration, if we would even be successful, as this is not a board decision, it's a membership vote. So, there would be a lot of preliminary work in the neighborhood of \$10K. Following this we would also have to rewrite the by-laws at an additional expense. Kathy requested an email be sent to the neighborhood. Paul stated last year he shared an email with the neighborhood with all of the information we are discussing presently, to see if any other members had interest to do something about the rentals. There was not enough interest from our members. Paul said he would be happy to share that email or create an

article for the upcoming Acorn. Scott brought up that it would also require a favorable vote from the members. We as a board are not against this. This is a valid concern. However, it is a lengthy, expensive, and monumental process to go through to get things moving. Guest left.

Tennis - Greer shared the lessons are now over. They did go well. Lessons will start earlier next 2023 season in the Spring. Pickleball is going well. Greer obtained some quotes for pickleball nets and repaving the courts. Nets would be \$389 a piece. Greer shared a quote from Leslie Coatings of \$120-150K. DeLello is in their busy season presently. They will send a quote over to Greer. Another call will be going out to find a third quote.

Grounds Judy R reported two trees came down during the August 1 storm. Also, Judy wants to take down the tree next to the pool heater and clubhouse. Large upper branches fell during short rains in July and just missed the pool heater, the Clubhouse roof, and the Clubhouse windows. Just had a tree contractor look at it and he said it is dying. To be proactive, Judy would like to take this down sooner rather than later when it could potentially cause significant damage to the pool heater or to the Clubhouse roof and windows. This tree has a stump that is 3 feet in diameter. Total to get this tree taken down and the other two cleaned up is \$2,300. There is still room in the Grounds budget line item for this. Judy will schedule this work for early September with the tree contractor as long as there are no activities during the week. For Landscaping, Judy said the small shrubs in the front of the chimney have been removed and all roots pulled out. Looks a lot nicer. Judy isn't planning on replanting anything here and may investigate this next year. The cost for this is in the budget on a separate line item but will come in as a Mr. B's charge.

The next report from Judy is on our dam. There has been reports of children moving riprap and throwing the riprap into the water last week. Larry saw this when he was mowing and told the group of 5 children to stop. This is becoming an ongoing problem. The riprap is very sparse from the edge of the lake back at least 20 feet toward the exit channel. Judy looked at photos from August 2021 and the rains and weather along with the damage from member has moved the riprap quite a bit. There is a lot more riprap ending up in the exit channel compared to a year ago. We will have to replenish next year and think about hiring a contractor to clean up the exit channel. As a follow up to the March 2022 annual meeting, Judy has scheduled a meeting for August 17 at 7 pm for members who live on the lake to meet her at the Clubhouse if they are interested in learning about the dam, and the 2022 dam safety inspection report, or have questions. One member emailed Judy and said she couldn't make it and asked if there was anything new. Judy told her "no" and she offered to meet with her personally if this member would like.

Judy shared with the board that our lake received an aggressive treatment for algae. It was applied at the end of July and has been effective on the algae. In addition, a new treatment of blue dye colorant was applied on August 3. This is a food grade blue dye and not a herbicide. The dye will cause no harm to people, pets, fish, turtles or any other wildlife or lawns. There are no restrictions. Aquatic blue dyes reduce sunlight penetration and reduce submerged algae growth by blocking photosynthesis. A MailChimp was sent out about this, and Judy did not get any questions or feedback from any members. The lake is looking very nice right now. Likely we will have another blue dye treatment in September. Judy also reported that on Saturday night, 2 weeks ago the dumpster in the parking lot was vandalized with spray paint. Mike painted over it. Thank you, Mike! Fortunately, nothing else was spray painted. Someone is smashing glass bottles on the dam riprap. This year

more than any other year we have had issues with vandalism. Should we reconsider getting one sign on the grounds near the tennis courts? We could modify the front sign to add something printed on the front sign at the bottom that say "MEMBERS ONLY. NO TRESPASSING" There is room. It already says "PRIVATE PROPERTY." No decision was made on this. Ross was going to check into a surveillance camera near the pool and a quote for lights on the dam.

Judy reported that we need a little warranty work on the bridge upper railings. Children during swim meets and tennis lessons bouncing on the bridge has weakened welds. Deaton's has said they will cover welding repairs and reinforced welding under warranty. Judy met with the welder who is also recommending two supports underneath on either side, and we are checking with Deaton's if they will cover all this work. If we pay for the supports, it will be about \$700, Deaton's will cover the rest. Also, the front banister up to the Clubhouse needs some repair. The top rail needs to be replaced and there are some vertical rails that are rusted. Cost to get top replaced and two vertical rails replaced is \$684. Does Ross want to handle this? Judy said, if Ross would like, she can get an estimate of the cost of total replacement to compare this to just the repair work. Ross said he would take care of the banister and he would get his own quote from Carmel Welding but that Judy could send him the quote she had gotten. Judy emailed the quote to Ross. Judy finalized her update with a status of Grounds budget. The lake treatments will come in over budget for the year. But there won't be any expenses for the dam this year so the amount budgeted will not be used. Overall, Grounds budget is expected to come in on budget or just slightly under for the fiscal year.

Clubhouse Ross Sexter reported that we have not had any rentals in the last two weeks to allow the Abshires an easier move in. Betsy and Blake Abshire are all moved in. Today is Betsy's Birthday. Happy Birthday Betsy! Judy discovered that the August door lock was not unlocking as it should and had made Ross aware. Ross as fixed this. Hannah Nist came in and cleaned the Clubhouse for a flat rate of \$40. Ross noticed a spot with uneven sidewalk that is leaking into the crawlspace. There seems to be no issue with the encapsulation. Ross reported that Proleveling came out and fixed the cracks last Friday. We now have a 10-year warranty where they leveled. Ross obtained a professional quote to redo the men's restroom. The quote given was \$22K. Ross has a contractor that he says can redo the men's restroom for \$6300K for tile demo and removal. Ross can purchase and provide the toilets and fixtures and believes can be finished for under \$12K.

Judy and Scott both agree this is great information. Judy believes we all need to come to the table with what we feel is vital/critical, a necessity that we can all agree upon, especially after reading the reserve study. Just a thought. Judy asked what the timeline would be to do the Clubhouse. We would need to close off rentals and do have some booked. Scott requested more kiddie pool info for next meeting.

Facilities Manager- Blake Abshire shared we had some rentals that ended up canceling and we refunded money.

Membership Lisa McCoy shared that we have 3 New Members.

Vice-President Paul Jensen shared his thanks to all the board members.

President Scott Adams adjourned the meeting.

The next Board Meeting will be held on Monday September 12th at 7:30 p.m., in person, at the Clubhouse.