

WHA Meeting Minutes

September 12, 2022

Board Member Attendance:

President	Scott Adams	P	Activities	Sharon & Brian Kinnick	P/A
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	A	Tennis	Greer Trapkus-Harris	P

Quorum is obtained when at least 6 Directors are present. Nine 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 At the request of the President, the meeting was held on Monday, September 12, 2022. Scott Adams called the meeting to order at 7:30 p.m. and welcomed all Board members.

Scott opened the floor for the Secretary.

Secretary Mandi Adams began by providing a quote from Fed Ex. Fed Ex used our last Acorn and page totals for their estimate. The estimate for printing off 100 Acorn newsletters comes to \$172.53. Fed Ex no longer offers mailing for our newsletters. So, that again, leaves us in the exact same spot we have been in. Mandi asked Lisa if she had been in contact with the volunteer who handles dispensing of the Acorn. Lisa had not been in touch with him but will follow up on that with Mandi. Mandi requested the Board to go over the Board Actions and Motions spreadsheet and to send her dates of completion by 9/15/22. She also requested members submit their Acorn articles to her by Wednesday, 9/15/22.

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

NBI Checking: \$6,090.48

NBI Savings: \$160,319.96

Chase: \$5,794.60

PNC: \$2,311.24

Brian shared with the board that the swim team reached out and asked when they can attend a meeting. Judy asked if they had sent an updated final accounting sheet with all income and expenses for the 2022 season. Brian does have their current spreadsheet and will send it to Judy. Scott also received an email from the swim team and will be following up with them to ask for their 2023 budget that includes the income forecast from dues and concessions and all itemized expenses. The board, in its entirety, is interested in what the swim team budget plan is for next year. Judy shared after rereading the minutes, the swim team stated they would present their plan and itemized budget. At the July meeting, they mentioned the dues should have been \$125

per person, but they had decided on \$88 and they subsidized the difference. They only charged \$88 per person and subsidized the \$40 and said they knew the upcoming 2023 year cost would need to increase. Based on what their expenses were this year, looks like they will need to do the said dues increase as it should cover their expenses. Judy mentioned this as she is concerned for next year's HOA budget because the HOA expenses are increasing overall and 2023 will be a rough year. Scott will reach out to them to make sure they have their itemized budget and plan for the upcoming meeting. Brian switched topics to Aquatics. He stated that we have \$15K in unpaid bills with Aquatic. He has not seen any credits come in or taken off any of our bills. Brian asked if there has been any resolution with that company. Scott will follow up with Aquatics regarding the billing and credits we are to receive. Judy asked if Aquatic sent out their new contract. Josh said yes. Scott has the breakdown of the Aquatics new contract and will share that with Judy. Brian asked if we were planning on making any decisions on capital spending today. We are still just over \$23K surplus for the year. Several board members would like to make a decision on how the monies are spent. Judy voiced concern over next years budget. Brian gave an example- If we spend this money on capital improvement and then next year, we take in \$210K, and HOA expenses are \$210k then we just won't have any capital improvement spending for the year 2023. Judy said that is one way to look at it, but when would we ever be able to get the tennis courts done as she is looking at the big picture. Brian said we have \$23K in surplus. It was asked what we have in reserves. Brian confirmed that we have right around \$75K in reserves.

Activities Sharon Kinnick shared with the board that she is about to buy what she needs for Halloween and Christmas early. There are some deposits due for the chili cookoff as of presently. The Back-to-School event was a Huge success. We had an incredible turn out for the event. The musician we had was fantastic. The cost for the musician was \$400 and was well worth the cost. Sharon also shared that the BBQ food truck was amazing and went over much better than the taco truck had. Sharon is currently working on the pumpkin painting and chili cookoff. Next up will be the prep for the Christmas holidays.

Pool- Josh Linderman began by sharing that our pool season is complete, and we were able to stay open. Josh cracked open the guest fees box and counted \$348. The big thing to discuss is the Aquatic contract. Eric, from Aquatic, sent us an update. The update was full of what the upcoming contract will entail. The new rate for chlorine, gasoline, lifeguard labor costs are a part of the new contract costs. The new rate comes to \$73, 855, which is approx a mid \$20K increase. This year our cost was in the high \$50K's. Eric recognized that the cost is outside of their traditional price increase. Josh spoke about potentially taking some of the services out of the contract (example- cleaning) and/or two guards minimum. In general, they are really trying to increase our cost. The company was also hit economically with cost increases like many others.. Last year, we had our lawyers look at said contract and changes were made. Josh said it is the same document as last year, just different pricing. Both Josh and Scott sent Judy the contract. Judy firmly believes we should negotiate their pricing. Board agreed with that. Judy asked Josh if Aquatic is a company he would like to stick with. Josh said he would like to stay with Aquatic and work out the details instead of jumping ship to an entirely different company. Scott believes there should be some wiggle room with cost of Aquatic. Judy wondered if we bundled the conversation with them about what it's going to cost next year, along with our credits due to see if that

offset some of the cost. Scott will start working a potential deal with Aquatic. Scott asked if it would be better for us to ask them to move the credits due to us, forward into next year's cost. Judy wants us to find out exactly how much our credits are first. After, she believes we should start the negotiations. Scott asked the Board if we are all on board with negotiating (with Aquatic) for two guards and see what that pricing would be. All members agreed. Paul asked if we have two guards only, would they be able to rotate and get a break? Josh and Judy both said yes. Josh feels that setting the goal for two lifeguard is more realistic as far as what Aquatic can do. Judy suggested having three lifeguards for the month of June as that is our busiest month at the pool. Josh suggested requesting three lifeguards for holidays and holiday weekends. Josh said that at times, we had three lifeguards, but it was never consistent. Judy said she walked into the clubhouse on a rainy day and found three lifeguards just sitting around. Scott said he would rather get the price down and see what our options are after. Paul asked Josh if they gave us a deadline with this new contract. Our previous stated it would be an automatic renewal with a 5% increase. Josh responded with yes, by October 1st. Judy shared that our term should cease at the end of September. Judy asked when Josh received this information because we were not even given 30 days' notice. Josh had received the information approx. a week before our meeting. Scott thinks that they picked that date because it would be continuity of contract. Judy is going to investigate all the information provided and said we can speak with the HOA attorney over Aquatic if needed

Josh switched his focus to projects for the pool. Josh looked at a lot of options. He was curious about changing the baby pool to a small splash pad area. Unfortunately, there is no easy way to complete that. It would require tearing out the area and would remove some of the value of the pool. Josh received some feedback from families in the neighborhood. Most of the feedback was to have a fully functional baby pool. An option for fixing the baby pool is resurfacing. Everything else works. The piping is fine. All we would need to do is cap some drains. Josh's first quote is for a fiberglass lining at \$12,875. This is Josh's recommendation. The company would fill cracks and fix repairs as needed. It would be a total of 3 layers. The project could be completed in approximately a day and a half. Fiberglass would last 20-30 years. It comes with a one year service warranty. Linnex is another option. The cost would be around \$15K. It is not as tested as Fiberglass. They use a different material to finish with. It's a thicker material and is not as common for use in pools. The last option is to replaster the pool. Unfortunately, Josh was unable to obtain a quote. Most providers are backed up and unable to come out to give an official quote. Josh believes the cost would be around \$6K/\$7K to complete. This would need to be redone every 5/10 years since it breaks down over time. Judy requested that Josh send the quotes he has obtained to the board. Judy asked if the fiberglass is like a liner for the pool. Josh stated it is not. It would adhere to the concrete and create a lining. Judy's next question to Josh is when that can be done. Josh said it can be done during the off season, like this fall. Judy followed up with asking if they provide a cover. Josh responded that the company does not provide that. Pool covers are a different pool industry. He will price some covers for the baby pool. Off hand, Josh thinks we could be looking at around \$150 for a tarp cover for the baby pool.

Judy had a few things to add regarding the pool. Last year, the water level, while using a cover, got extremely low. Leaves, sticks and dirt ended up on the large pool cover. That ended up creating a tear on the cover. Judy is concerned another tear may happen if we do not come up with a plan for the leaves on the cover. Our guest, Larry, shared there was a leak in the pool lines. First, we need to make sure leaks aren't happening and if they are, those need to be addressed immediately. That is a big cause in the sagging of the cover. Josh

said no report was sent to us in regard to a leak because Aquatic did not locate one. Paul said we were told it was our gutter system. For fall, Aquatic will cover the pool. Larry and Mike will blow leaves off the cover earlier this year, but the water levels will need to be checked often. Larry asked if we could reach out to Aquatic and see if we should drain our pool over the wintertime. Josh said without water in the pool, it could cause the pool to shift in the ground. Water inside the pool helps keep its shape during the cold winter months. Paul asked Josh if he could have the company that completed his personal pool to come out and check for leaks. It might be worth having another company come out to take a look. Josh said since we pay a lot of money for our water, it would be a good idea to have another set of eyes check for leaks. Judy asked if we should vote on this cost for the baby pool to be a part of the capital expenditure. Paul would like to see what all the items there are that would be applied to capital expenditure. Scott would as well and then we can follow back on all the proposed items.

Tennis - Greer Trapkus-Harris shared with the board that two portable outdoor pickleball nets were purchased. One had been donated previously. So, we now have two fully functioning pickleball courts. Pickleball is up when the weather is nice. Greer was able to obtain some quotes for the courts. First, Leslie Coatings came back with a ballpark figure of \$120K-\$150K. The next quote is from DeLello and Sons at \$171,039.48. AG Coatings never got back to Greer with a quote. Paul asked if that replaces everything. Greer responded with it does cover all the tennis courts. Scott said the cost is not feasible for now nor is it for next year. Judy then asked what would be feasible. Should Greer be looking into patching the courts again? Should she obtain resurfacing quotes? Can that even be done? As of now, the previous repairs to the courts are not holding up any longer. Greer said all three companies seem to be familiar with our tennis courts. Scott asked if recoating the courts would be worth it. Would it give us a few years? Would the cost of \$20K for that, knowing we will be in the same spot a few years down the road, is it worth it? The \$100K+ would require us, the board, to take out a loan. Our guest, Larry, shared how he had his driveway completed. The company came out, grinded down/off a decent amount of original driveway. They then resealed the driveway. All cracks, etc. were gone. Is this something that can be done with our courts? Have a company come out, grind off a few inches from the courts and then reseat them? We would rid the courts of several years of resealing cracks, etc repairs. Scott would like for Greer to check with DeLello and Sons to see what they could do and what that cost would be. Judy shared with the board that the last time the tennis courts were resurfaced was back in 2016 at the cost of \$21K. It was Leslie Coatings at that time. Judy is unsure how they did the resurfacing. Greer then told the board she had received a complaint that there is not a lock on the tennis gate. Should we replace the lock? Paul does not feel that is necessary at this time. Scott is going to reach out to the bank to see what kind of loan we could get. Judy mentioned we need to power wash the courts for next year if they are going to be used "as is."

Grounds Judy R reported on our lake first. The algae is diminished. PondsRx recommended we cancel the blue dye treatment scheduled for September 7 and we did cancel. They recommended that next year we start these additional treatments in June because this will help a lot to keep algae down. Judy also shared that the tree work has been taken care of as of September 7th. Grass seed and hay was spread where the large tree was taken down next to the Clubhouse. As for the Bridge, the warranty work on the bridge was completed on

August 20th. This was welding work and two supports added underneath the bridge. No cost to the HOA. All the work was covered under our warranty. The contractor G & G Fabrication and Welding LLP did an excellent job. They were very quick to respond, follow up and were very easy to work with. Glad that we had a minority owned business perform work. Our guest, Larry, said he thought the welders did an amazing job on the bridge. Judy is going to contact them again for quotes on a hole in the principal spillway exit pipe or at least see if this is something that they would be able to assist with. Judy is getting quotes for next years budget. On the list for quotes are paving/stripping of the parking lots. Last year we were quoted a high \$3K. Next is the Dam safety inspection and report. Following that would be Rip rap for our dam. A quote for welding work to repair the hole in the exit channel drain and rusted trash rack that covers the principal spillway box is also on the list. Finally, quotes for the lake treatments, which will increase next year by at least \$1,600. Judy feels we should be prepared to budget at least \$10K more for grounds next year. Judy is convinced all budgets will be very tight and that there will not be extra cash. Judy also shared one final thing with the board; that all contracts should be imaged and uploaded to Google storage and we need to keep track of all warranties.

Clubhouse Ross Sexter was unable to attend the meeting. Scott shared that the only thing Ross had is the bathroom remodel. Greer asked if we could see the materials, plan, and timeline before agreeing to them. Scott said yes. Several board members would like to hold off on voting for the bathroom remodel until they know why the contractor is, have seen the materials, have a better cost quote, and to have a timeline.

Judy made a motion to approve the baby pool repair/improvement that Josh presented and a tarp cover at \$13k and hold on the remaining budget. Paul and Scott seconded. All voted in favor.

Sharon asked when the budget is actually due. Paul said next month (October). Scott added that the budget will be voted on at that time as well.

Facilities Manager- Betsy Abshire shared that we have 1 rental for September. October, we have 4 rental bookings. November has 5 rental bookings and December has 1.

Membership Lisa McCoy shared that we have 2 New Members. Paul asked Lisa for any a list of the rented properties in our neighborhood.

Vice-President Paul Jensen began by briefly discussing the home that was for sale at 106th and Lakeshore Dr. There was an article published in the Carmel Current about the home and a potential round a bout installed at the intersection. We had a few concerned neighbors reaching out to the board and showing up to board members' homes about this. Paul reached out to Adam Aasen to discuss this article further. According to Mr. Aasen, there are no plans to install a roundabout in that intersection currently. It appears the house has been sold to the City of Carmel. Paul is crafting an article for the Acorn for the few residents who are concerned with rentals. The article will have information on how we would need to rewrite our Declaration of Covenants and Restrictions and By-Laws.

President Scott Adams adjourned the meeting.

The next Board Meeting will be held on Monday October 10th at 7:30 p.m., in person, at the Clubhouse.