

WHA Meeting Minutes

October 10, 2022

Board Member Attendance:

President	Scott Adams	P	Activities	Sharon & Brian Kinnick	A/P
Vice President	Paul Jenson	P	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	Greer Trapkus-Harris	A

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 28 Class C members who paid 2022 dues.

Guest Attendance: Larry Rich, Jeff Kempson, Laura Behrle & Diane Behrle.

President At the request of the President, the meeting was held on Monday, October 10, 2022. Scott Adams called the meeting to order at 7:29 p.m. and welcomed our guests as well as all Board members.

Scott opened the floor by sharing that Brian will not be joining the meeting this evening. Scott changed the outline of the meeting due to two Directors needing to leave early. So, Ross will present right after swim team. Following that, we will have Lisa go ahead and speak.

Scott gave the floor to the swim team.

Laura Behrle began by sharing last year each swimmer was charged \$88 for the season. The actual cost for each swimmer was \$126. The swim team had to subsidize the difference of \$38 per swimmer from their account to help cover some of the cost. As they look forward to next year, the cost per swimmer will need to increase to \$126 as the swim team will not be able to provide that subsidy. The new upcoming charge is the actual cost they had paid per swimmer. Laura said there were some 1 time purchases made the last season which are items that will be reused multiple years. Diane shared she had pulled concessions out of the expenses and income since we never know what that is going to be. Laura said they have volunteers who help provide food and drinks for the swimmers. Scott clarified that if there was no raise of cost for each swimmer, you would be short approx. \$2800 am I understanding that correctly? Laura said yes. We will have to raise it to the full cost of \$126. The majority of other swim teams in the Metro group and other teams are seeing price increases and already charge a lot more than \$126 per swimmer and they charge non-members more than members. She has checked out some other clubs for their costs to use as a comparison. Laura said that was a topic they were also discussing. Scott asked Laura to confirm that \$125/\$126 would keep them autonomous. He also asked about their desire to hire another swim coach. Josh asked how many swimmers they had last season. Laura responded with 76 swimmers. Josh then asked how variable is the membership from year to year. Laura responded with it's generally around 60 swimmers. There is no real way to know. Families move in and out yearly. Scott asked Laura how much a new coach would cost. Laura said their co-head coaches are

paid \$775 per coach. They have two for a total of around \$1600. The assistant coaches, two of them, are paid around \$650 per coach or around \$1350 for both assistant coaches. Both Laura and Diane recognize they underpaid their coaches. Scott thanked both Laura and Diane for all the information they provided. Laura mentioned that if they raised the cost to \$200 for the first child, we could have additional price breaks would apply for multiple kids. Laura also said that for family's outside of the neighborhood a flat fee. They had done that in the past and felt it was successful. There aren't a lot of families that would apply to those things. With the prices increasing, we would not be subsidizing. Guest, Jeff, asked if the board would be raising the HOA membership dues even more to cover the costs of the swim team. Judy responded to Jeff, the HOA is limited to a 5% increase in dues each year due to our declarations and covenants and this is for the HOA expenses. The HOA has no extra money. Laura said swimming will pay for itself for the 2023 season. Larry, our guest, shared with all how his grandchildren, for their schools and sports, they would do fundraisers to help with the cost. Larry said his dues went up. He gets that. That is expected. However, he does not wish to pay for someone else's swim team season. Laura shared that the money spent from their subsidies was made from fundraising from previous years. Scott said this should be a celebration that they are autonomous and self-funded. They have done a great job streamlining everything, bringing us a clear and concise plan and I believe they will be able to cover it all. We will be around to assist with fundraising activities, but it's likely not needed. So, this is Great! Judy asked Laura about some cash flow in their account. Laura shared with the board that last year, the parents of swimmers were given the option to not volunteer at the cost of \$50 a meet. They would turn around and find someone to fill the vacant parental volunteer spot and would pay them \$50. There were a few families who opted out of all the volunteering at meets. So, those transactions varied and flowed in and out of the account. Judy recapped the cost of their swim coaches. CoHead Coaches a total of \$1600. Two assistant coaches cost \$1350. The swim team would like another assistant coach. That would be an additional \$1350. Scott, after doing some calculations, feels the swim team would be just shy of \$1k for another coach. He thinks one thing the board can do to help support the swim team is to help get the word out about upcoming swim team fundraisers and other projects. Scott wrapped up our meeting with the swim team.

Laura Behrle and Diane Behrle left the meeting at this point.

Scott gave the floor to Ross so he may leave.

Clubhouse Ross Sexter does have quotes for the bathroom. He is without his laptop but believed the electrical panel quote was \$5k. The panels are in the pump room. When the electrical was replaced last year, the panels were disintegrated being in a space where water was in. Our guest Jeff asked Ross if this was the first time they were replaced. Ross said No. They were replaced when the service was moved from one end of the building to the other. Scott assumes Ross hasn't an extra \$4k in his budget? Ross replied No. It's one of those items that is on the to do/have to do list. Paul said he thinks that this falls on the have to do list. Scott shared that we have around \$12k, after the baby pool, available for projects. If we take \$4/5k out of the \$12k, that doesn't leave us with enough for the men's restroom. Ross suggested we replace the panels next Spring when the new budget comes out. Scott asked Ross what his preference is. Ross wants to do the restroom. Josh

asked if we could budget for the panels next Spring and do the men's restroom this year. Ross said if he thought we were dealing with safety issues, he would do the panels. However, the wiring is new and can wait over the winter before moving panels. Also, the panels cannot be moved once the pool is going. That would be dangerous.

Ross has quotes for the bathroom. The demo and plumbing and labor is \$7700. The fixtures he doesn't have a quote for is the stand. Judy asked Ross if there is a design of the restroom. The board members had said that they would like to see a design of the space just as they saw with the design of the clubhouse. Ross said there isn't a design. Judy asked what will it look like when it's done? Josh asked if a wall was being taken out. Ross said yes. The crew would be removing a wall and keeping a shower. All plumbing will be commercial grade. Plumbing would cost \$412 in plumbing. That's the toilet, flush valve, urinal, toilet seats, toilet handles and shower head. Ross said a vanity has not been picked out yet. Therefore, the vanity is an unknow cost. Scott suggested we vote on the amount and that the board will help make decisions on the items themselves, colors etc. Paul said it sounds like it will be around \$10K and that would include vanity. Paul made a motion for \$10K total to the bathroom with updates to come from Ross on design and colors. Scott 2nds the motion. Judy voted against the motion. Seven Directors voted in favor. The motion for \$10K was approved for the bathroom remodel. Judy asked if we could get all Clubhouse contracts including contracts for the remodel, copied/imaged into our Google digital storage. She also reminded the board we need copies of all warranties as well.

Scott gave the floor to Lisa.

Membership Lisa McCoy gave a list to all Board Members of rental properties in our neighborhood. Included on that list are homes that were rentals but are now owner occupied. We had two transactions since we met a month ago. Ross asked if the house on the corner of 106th and Lakeshore Dr. sold to the city of Carmel. Several members answered yes. Scott told Ross there is no current plan by the City of Carmel to install a round a bout. Lisa told Mandi they would figure out the Acorn labels for November that are needed for the Winter Acorn. Mandi told Lisa she would reach out to her this week about printing off the current Fall Acorn. Lisa left. Ross noticed a potential discrepancy in the list or rentals that a neighbor of his was not a rental. Lisa will look at this for correction.

Ross and Lisa both left the meeting at this point. Six Board members remained as a quorum to continue the meeting.

Treasurer Scott is stepping in for Treasurer since Brian is absent. Scott shared the account information with the Board Members:

NBI Checking: \$20,599.29

NBI Savings: \$123,364.33

Chase: \$6,587.24

PNC: \$2,431.24

Capital Surplus \$24, 793. Used \$12,875 to fix baby pool. Leaves us with \$11,918 for the bathroom remodel approved at \$10K. Paul asked if the pool bills outstanding had been paid. Scott said yes. Looks like we have kept Ross's project at \$10k which is great to have a small amount for wiggle room. Paul said we will delay the electrical paneling for next year. Josh asked when the next budget gets finalized for the upcoming year. Judy gave the breakdown. First, we finalize the budget in December. Next, the board votes to approve the new budget. Finally, the vote to approve the budget goes to the membership at the annual meeting in March 2023. The new budget technically starts the beginning of March with the new fiscal year.

Scott gave the floor to Mandi since the rest of his items to talk about involve the pool.

Secretary Mandi Adams began by sharing she needed to primarily speak about the Acorn. Unfortunately, Lisa had to leave early. Good news is the Acorn is finished and has been sent out via Mail Chimp. Thank you, Brian Kinnick, for helping me with getting that out to everyone. Paul asked if any were printed. Josh inquired as well. Mandi said that is what she needed to follow up with Lisa about and Mandi has been waiting for an answer. Lisa did get in touch with the volunteer who oversees Acorn delivery. He is still willing to help pass the Acorn out. Lisa did email Mandi with that information before the meeting. Planning ahead, Mandi said she spoke with Lisa as the meeting was about to begin. Mandi told Lisa she would be emailing her this week about the number of Acorns in January to be printed off. She also told Lisa she will need the 400+ labels to be printed off and ready at the November meeting for the Winter Acorn that gets mailed to all members the first of January 2023.. Mandi is trying to be proactive with label printing and Winter Acorn due to her profession. Paul asked if Mandi would be printing off some number of Fall Acorns and arrange with the volunteer to hand them out. Mandi said yes. She needed to speak with Lisa regarding a few items pertaining to the printing, which is why she will be reaching out to her this week. Judy said that she went over the list of members who want paper Acorns a few months ago and gave an updated list to Lisa with 75 names. It was discussed printing off 75 for hand out and printing 25 to have here at the clubhouse for anyone who may want one. Mandi said yes, she remembered that. The list Mandi has access to has approx 139 names and isn't aware of the status of the revised list Judy gave to Lisa a few months ago. That is all Mandi had to share.

Scott gave the floor to Josh.

Pool- Josh Linderman began by sharing that the resurfacing of the baby pool has been completed. He also shared with the board, a finding by the company who resurfaced the baby pool. The main drain was opened and found to be attached to anything, just a gravel pit. At some point it was filled in. There is no pipe coming out of the drain and no vacuum line coming out. The company just filled it in and resurfaced over it. Now, it's a smooth surface on the bottom. All other lines looked good. The company is going to come back out and put down a gritty type bottom so it's not so slippery. The cover is partially covering the pool. I will be getting another one. Judy shared that Mike and Larry took care of all the leaves around the pool. They also cleared out the planters around the planters. When the planters were being cleared out, dirty diapers were found inside. Judy asked Josh if he wanted to have mulch laid placed on the interior perimeter of the fence inside the

pool since it's been cleared out. She would add that to Mr. B's budget for next year. Josh would like that. Josh thinks we need to put down a preemergent chemical in those areas. Judy said Mike already took care of that. Josh has a volunteer group who would like to help take care of the planter boxes. Josh said they are from our neighborhood garden club. Several members thought that was a great idea and welcomed it. Judy did mention that the tarp covering the baby pool is not large enough. Scott said it is not and we have the cost for a new one that would fit. Larry and Mike are coming up with a plan to help poolside stay leaf free. Judy asked Josh if Mike can just buy a tarp and she will submit for reimbursement. Josh said yes.

Josh shared with the board that testing for leaks in the pool will not be available until spring. Josh is going to forward the report onto Aquatic to see if there is something else they can do differently. Josh is interested to see if the levels get lower. Leak Detector company has special equipment to use to listen to the water flow. Aquatic is locked in for May 12th to come check our pool for leaks, etc.

The last big thing to discuss is Aquatic. Josh said Scott has handled a lot of it. Scott said we are going to receive a new agreement including all the red line changes that Judy put in to fit our format. Aquatic is also lowering our cost based on two guards instead of three. Come holidays, it's adjustable to have three guards during those times. We will also be presented with some sort of savings. Scott said we are basically awaiting Aquatic to send that to us to review. We are officially out of contract with them. They breached the previous contract and they will service anything we need until we receive our new contract. Paul asked if we received any credits from guards missing. Scott said we had. That was applied to the last bill. Brian and Josh should look over that just to be sure. We received \$5K back from them. Paul asked Josh if we were going to continue with Aquatic. Josh said yes, likely. We have a similar quote for services from Carter as we have with Aquatic. It would be easier to stay. Judy went over our water bills. This is something we need to keep better tabs on for leak detection. Scott asked if we think the cover will last this year over the pool. Paul asked if putting something under the cover will help? Scott spoke to Aquatic about the cover and the gentleman believes he can get another year or two out of the cover by suspending it. We do need to keep an eye on the cover. Josh said he agreed with Larry that by lowering the water lower than the jet lines you can blow the air out of them and winterize them. In the past, it has been above the jet lines. It's a balance. Scott said his biggest problem with Aquatic is their communication and this needs to improve.

Next steps with Aquatic is awaiting the new contract. Judy would like for eyes to be kept on our water bills to watch for large fluctuations. That may lead to leaks.

Activities Brian Kinnick shared the Chili Cook off went incredibly well! Next up will be the Pumpkin Painting. The year will rap up with two holiday events. One will be a movie night for the kids. The other will meeting Santa. Paul confirmed that we will be cooking out hot dogs, serving chili and handing out candy on Halloween at the Clubhouse. Brian said he will make sure we are prepared. Judy offered to update the activity page on our website. Paul confirmed that it will be during trick or treating hours. Brian said he would send out a message about that and about the 11/3 Special Meeting. Paul said last year we went thru 100 hot dogs in an hour. Paul and Judy both complimented Brian and Sharon on an awesome event! We had 21 chili submissions this year!

Tennis - Greer Trapkus-Harris was not in attendance. Nothing new to report.

Grounds Judy R reported on the Grounds Budget for current fiscal year, first. Grounds budget for current fiscal year should come in slightly under budget overall.

Snow Removal update: I had to find someone new because Mr. B's notified me that they will no longer be offering the snow removal services. I contacted Grant Moore who does snow plowing and he will be taking this over starting with the 2023 winter season. Grant Morris and he has done some mulch work for some members. His pricing is a bit higher than Mr. B's but is still reasonable and will be covered by the existing Grounds budget. Even if snowfall is heavier this winter and goes over the \$2K budgeted there will be enough in the overall Grounds budget without going over budget. Grant will plow and salt entire parking lot, the Clubhouse steps, and the sidewalks in front of Clubhouse. Grant can bill us once towards end of February 2023 so Brian can pay out of existing budget before end of fiscal year. I sent an email to Brian Peterson letting him know and he said this all makes sense and to go through it with the Board. Brian also said his experience with Grant is great! Guest, Jeff, asked Judy when he would come out to shovel. Judy shared he would wait until the snow stopped falling and would start plowing when we hit 2-5 inches. He does break his cost down by amounts or snow; 2-5 inches, 6-9 inches and 10-12 inches. Jeff then asked Judy if he salts. Judy said that he would. It was clarified, would he come salt if it only ices. Judy said she will follow up with him about that. Judy believes that he does since they have discussed square footage of the parking lot but she will get the specific answer from Grant. Grant orders his salt well ahead of time and knowing the square footage helps.

2023 Grounds Budget: I have obtained quotes for Grounds budget for next fiscal year. Right now, the need is for \$46,650 which is a \$13,000 increase over the current fiscal year budget of \$33,650. I have sent the itemized proposed Grounds budget to Brian, Scott, and Paul. New spend for next year is \$4,400 for dam safety inspection, \$6,000 for the parking lot sealing/stripping, and \$1,500 for blue dye lake treatments.

HOA Insurance Coverage: The HOA liability insurance policy is up for renewal in 2023. Current 3 yr. fixed price package with Cincinnati expires 5/31/23. We should start communication with the insurance carrier February 1, 2023. We should go over our coverages with them because I think we can cut back on some of our coverage. Paul said insurance premiums will be increased.

Facilities Manager- Betsy & Blake Abshire shared there were a total of three rentals. All went well.

Vice-President Paul Jensen reminded all there will be a meeting on November 3 for all to attend regarding the Declaration of Covenants and Restrictions and what all that would entail.

President Scott Adams requested members let neighbors know there are positions available for the HOA Board. Scott adjourned the meeting.

The next Board Meeting will be held on Monday November 14 th at 7:30 p.m., in person, at the Clubhouse.