

WHA Meeting Minutes

November 14, 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	A	Tennis	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: At the request of the President, the meeting was held on Monday, November 14, 2022. Scott Adams called the meeting to order at 7:33 p.m. and welcomed our guest Larry, as well as all Board members. Scott gave his thanks to all who pitched in for Halloween. Big thanks to Mike who brought the full-size candy bars for the win and for creating an incredible Coney Sauce for the hot dogs.

Secretary: Mandi Adams Began by wanting to discuss the Acorn. Mandi said this was the second Acorn in a row that she was unable to get in touch with Membership to determine the actual number of Acorns to be printed and distributed. Lisa to the board she had all the data compiled in a database. She is having difficulty printing off labels. So, Lisa reached out to Linda today to ask if she could help with the mailing labels for the Winter Acorn. Then she can print them. Lisa told all once she hears back from Linda, she will get those to Mandi this week.

Mandi appreciated that and said that till two Acorns that she's created but has not been able to print off and distribute for our neighbors. Judy recommended that Mandi not print off any at this point. It would be a waste since so much time has passed. Scott agreed. Lisa asked Mandi if she was only talking about the winter issue of the Acorn. Mandi said each Acorn goes out to certain neighbors who when filling out membership paperwork sign up for a paper copy. Lisa asked Mandi if she just needed the walking list. Mandi said "yes" but getting in touch with Lisa about that list has been a big challenge. Lisa thought Mandi needed the Winter Acorn Labels. Mandi said yes, she does need those now from you today as well. For the previous Acorns, I am not getting that info from you that I need in order to have had those printed off. Judy then told Lisa she, back in August, reviewed the list, paired it down and gave it to Lisa. I think Mandi was expecting a new list. Now that time has passed, Mandi suggested the fall Acorn not be printed off now. Judy also shared that with the Winter Acorn, that it is printed off and delivered to all 420 members. So, Mandi will need all those labels. Lisa said that is what she is working on and misunderstood Mandi also needed the Walkers list. Mandi said okay and thank you. However, this does not resolve the delivery of the Acorn and printing in general to the reduced number of members. Mandi was beginning to wonder if that part of the Acorn process should be moved to the Membership role since whoever holds that position has full access to that database. Lisa told Mandi the list is on the google drive. Mandi said she saw that list and it was far greater than what Judy had calculated, which is

why she was trying to reach out to her (Lisa). Lisa gave Mandi her cell phone number. Judy said it sounded like Lisa is working on the labels. But it still leaves the issue outstanding that we pared down the delivery list to about 70 people for the Summer and Fall Acorns to who really need the acorn delivered. Judy asked Lisa if she has looked at the list she provided Lisa to have the number of Acorn printed off and reduced. Lisa said the only list she has for the walkers is on the drive. Lisa did then locate the reduced delivery list in her backpack and said she would review. Scott asked about the Winter Acorn process. Do we have a printer and someone who mails them out? Mandi shared that she and Judy have worked out which co will be printing them for us, but we will have to hand label them all and apply the postage to each Acorn. Judy mentioned that in the past, the Facilities Managers would help with labeling and applying postage. We should talk with Betsy and Blake to let them know they need to help. Once the labels are on, Mandi, must do is arrange for postage. Judy asked Mandi when she wanted to have everyone's articles for the Winter Acorn. Winter Acorn needs to go out, preferably by the middle of January at the latest because all our information on dues, delinquency policy, the Annual Meeting, and much more will be included in it. Mandi would like the articles by December 7th.

Judy shared that she doesn't know of any other homeowners associations in Carmel that does the kinds of activities and social events like we do and has the lowest dues that we have. Scott had previously touched on that with his last letter in the Acorn. He plans to write more about that in his next Acorn article.

Treasurer: Brian Peterson begins by sharing the account balances.

NBI Checking: \$4,771.30

NBI Savings: \$118,443.45

Chase: \$7,215.99

PNC: \$2,431.24

Looking at our expenses through October, we spent \$161,842. Judy asked if that included what the swim team spent (\$13K) and also what facilities has spent? Brian said it does include that. Swim Team spent more. Tennis spent less. We should still end up at \$195K which is what we expected. That leaves us \$12, 893 for usage for a capital improvement. Scott confirmed that \$10K was already approved for the Men's bathroom and Ross has not started that project.

Activities: Sharon and Brian Kinnick sent out a MailChimp informing our neighbors about upcoming events. There will be Movie Night on 12/9. There will also be a Christmas Celebration with Santa on 12/11. Judy gave both Brian and Sharon a Big shout out for all the wonderful events they have been planning in our neighborhood to help strengthen and bring joy to our community. Scott thanked Brian and Sharon.

Pool: Up next is the pool update from Josh. Scott told Josh and the Board that he is having Judy review the latest contract sent to us from Aquatic. Josh would like to meet face to face with Eric before we sign any contract with them. Josh is wanting to cover a few things and get some clarity of items as such; what will be done better to get a head guard? How will Aquatic improve accountability? What about cleaning the

bathrooms? Making sure everything is ready for opening day. How do they plan on managing these things? Judy offered to join Josh when meeting with Eric. Josh will email Eric and schedule a meeting.

Josh Linderman also shared with the board that the Baby pool is perfectly covered. Big thanks to Larry and Mike. Josh had scheduled a top cover sealing, but that the company had to reschedule. Judy would like to have Aquatic check the bottom of the big pool area. Josh asked Greer when she will be bringing in the tennis nets into the clubhouse storage. Greer said she would have them down before Thanksgiving. Paul told Greer that there was trouble with one of the poles when moving the nets in last year. Greer said she would enlist her husband to come out to help her. Greer told Josh could the preference is to get the pressure washer (Service Pro) to schedule same day service for the pool and tennis courts so this is all done at the same time.

Tennis: - Greer Trapkus-Harris will take down the netting before Thanksgiving. She will also send out a mail chimp to our neighbors, so they are aware of that. Greer has emails out for Power washing. The tennis season is over. There is currently one pickleball net up.

Grounds: Judy Rouhselang shared regarding ice and slick road conditions, she did ask about the protocol for ice weather. In the event of an Ice storm, Ice Melt will be placed down prior to inclement weather. An additional layer of Ice Melt will be added after plowing. We will get one bill in February for the winter charges. This will come out of this year's budget. Since it will be on this year's budget, should we set up electronic payment? Brian has his contact information for Grant Morris and Brian said he can do that.

Clubhouse: Ross Sexter is absent. Scott asked Ross for an update and had yet to hear back on that. Judy said she had forwarded an email from the roof inspection company to Ross regarding scheduling the roof inspection. She also said the HVAC filters need to be changed. Part of Betsy and Blake's responsibility is to work with Ross and have A/C condensers cleaned. Larry said he had asked Ross at the last meeting if we had a contract with anyone. Ross said we had. Brian said he has not paid anyone for this and has no knowledge of a contract. We need to be serviced in the spring, furnace in the winter. Judy said all the HOA contracts are on Google Storage. She also said that expenses are increasing, especially utilities. Should we consider raising our rate for the clubhouse rental? Scott asked what the current rate is. Judy said it is currently \$200 for weekends (Fri-Sunday) and \$100 for weekdays. Paul said we would circle back to this when the Clubhouse manager was present at the December board meeting just to get their input.

Membership: Lisa McCoy emailed Mandi everything she needs. There was one home transfer. Lisa will be working on the labels. She did have a budget question but said she would wait on that. Judy shared with the board there is an abandoned home in the neighborhood and that it is being sold in the Sheriff Sale on 11/17. They left behind \$2,049.22 in back dues. Judy read the sheriff's sale paperwork and has forwarded it to our lawyers to see what that means for us. She will forward that to Scott as well.

Vice-President: Paul Jensen shared that he did host a meeting on 11/3 for members interested in the Declaration of Covenants and Restrictions. Two members showed up. One neighbor gave a few suggestions to help with communication. The other member expressed that he was happy to have minimal restrictions and praised our Activities Directors and the Board for all the work they do. Paul has a nominating committee put together to fill open roles for next year's HOA Board Members. On that committee are Judy, Sharon, Scott and Paul. The open roles are President, VP, Grounds, Clubhouse, Activities, Secretary and Membership. Lisa said we do have 30 new homeowners in our neighborhood. Perhaps we can recruit from them? Scott said he has nothing but gratitude for everyone who does this thankless work, all for nothing in return.

Facilities Manager:- Betsy & Abshire arrived and shared she had changed one filter and has to change all the others. She also shared that AAA came and set traps outside. The cost was \$30 for four of them. Lisa asked what the cost would be for rebaiting the traps. Betsy will inquire about that.

President: Scott Adams had non board members leave the meeting so budget discussions could begin. Paul had sent the comprehensive budget draft in advance to all Board members to review. Feedback was given and Paul will make some adjustments and send the updated final comprehensive budget to all the Board members prior to the December Board meeting. The plan is for the Board to approve the final budget at the December Board meeting for fiscal year 2023-2024.

Next years annual dues were discussed. Paul began by stating he believes we should have a 5% increase in dues. Scott made a motion to raise the annual dues by 5% for 2023 (an increase of \$22). The increase will be from \$445 to be \$467 for 2023. Paul and Judy seconded the motion. The motion passed unanimously.

The meeting was adjourned.

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