

## WHA Meeting Minutes

December 12, 2022

### Board Member Attendance:

<b>President</b>	Scott Adams	P	<b>Activities</b>	Sharon & Brian Kinnick John Buckingham	P/P
<b>Vice President</b>	Paul Janson	P	<b>Grounds</b>	Judy Rouhselang	P
<b>Treasurer</b>	Brian Peterson	A	<b>Membership</b>	Lisa McCoy	P
<b>Secretary</b>	Mandi Adams	P	<b>Pool</b>	Josh Linderman	A
<b>Clubhouse</b>	Ross Sexter	P	<b>Tennis</b>	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, Grant Morris, Sarah Hubley

**President** At the request of the President, the meeting was held on Monday, December 14, 2022. Scott Adams called the meeting to order at 7:30 p.m. and welcomed our guest Larry, Grant, Sarah, as well as all Board members.

**Secretary** Mandi Adams Began by stating she has received some blurbs. She does still need a blurb from Scott, Lisa, Ross and Paul. She requested they send her their blurb no later than Friday of this week. The Acorn will be completed and delivered mid-January. Judy asked if Mandi wanted help from Betsy and Blake. Mandi said she would ask them at a later time since they were not present during this portion of the HOA meeting.

**Treasurer:** Brian Peterson was unable to attend. Scott read through his update with the Board.

NBI Checking: \$7,888.24

NBI Savings: \$118,531.96

Chase: \$3,229.94

PNC: \$2,431.24

Expenses continue to be on track. Brian has spoken with Paul about the 2023-2024 budget. He has an updated estimate on how much money we will have at the end of March. As far as capital expenditures, we still have the \$10K/\$11K allocated for the Men's bathroom to finish before the end of March.

**Activities:** Sharon Kinnick shared that our Friday Movie Night, the Grinch and Frosty was a hit. Maybe not the Grinch so much for the little kiddos. Next year, the Grinch movie will not be played. The holiday party with Santa was a big hit! We had a 30 min line waiting to meet Santa. Everyone seemed to enjoy themselves. As for the budget, Sharon thinks the numbers look good for fall. She handed in the last of the receipts to Brian. There is one thing left to purchase. That is the name plate for the winner of the Chili Supper. Sharon and Brian have

sent out their blurb to Mandi after the event. Sharon Kinnick announced her decision to resign and gave her written resignation that is effective immediately. She handed Mandi her formal resignation letter which will be placed in the file cabinet in the Clubhouse basement. Brian Kennick made a motion that the Board vote to have John Buckingham fill the vacancy as Activities Director and immediately fill the vacancy from Sharon's departure. Judy seconded the motion. All voted in Favor. Motion passed.

**Pool:** Josh Linderman was not present for the meeting. His update for the board was emailed to members which Scott shared with all.

Josh had a good meeting with Eric Kemeny of Aquatics on 11/28 regarding 2023 pool contract, payments, staffing, guards, etc. Aquatic agreed to the redlined Agreement. Agreement is ready to be signed. Judy asked if we have a copy of the final contract. Scott said that he does, and he will forward the contract to her.

Judy made a motion that the Board vote to continue the contract with Aquatic for the pool management for the 2023 season and beyond until the Board decides otherwise. Scott 2<sup>nd</sup> the motion. All voted in favor. Motion passed.

Budgeting for the pool as follows- We have budgeted \$65k for the pool. The actual cost is \$62,956. Keep budget as \$65,000 (buffer for any incidentals/overages). Aquatic will help coordinate with the City to rent a water meter and pull water from hydrant to fill the pool. It would cost around \$750 for water and meter (Paul already updated - thanks!) Josh had no other changes to the proposed budget.

**Tennis:** - Greer Trapkus-Harris shared that all tennis netting is now down. Greer has scheduled Service Pro's for March, 29, 2023 to come power wash and clean the pool deck and the tennis courts. She will be reaching out to Ellen Gardner for spring tennis lesson instructions. Scott said that would be awesome. Judy asked Greer if she has enough money in her budget for Ellen. Greer said she would negotiate with her.

**Grounds:** Judy Rouhselang introduced Grant Morris who is doing snow plowing this year for the Clubhouse steps, parking lot, sidewalks.

Matt Shergalis of Village Reserve who did our reserve study reached out to Judy about the dam inspection and he wanted to submit a quote to inspect. Judy told him to go ahead. He also said he is interested in doing a follow up on the reserve study to learn more from us how we are doing with it.

Judy circled back to Pool and made a motion. The motion made by Judy is that the Board approve that after the initial sign-up of WHOA swim team members to the swim team that swim team membership may be opened to a member's relatives (for example, cousins) and to WHOA homeowner's who want to sponsor a family outside our association. Further, this does not entitle sponsored swim team members or families to regular pool privileges. This is for 2023 swim team season. Scott seconded the motion. The motion passed unanimously.

**Clubhouse:** Ross Sexter has a giant bag of keys that he collected over time and he is trying to purge. He does not believe they belong to anything but thought they should be at the clubhouse. Judy told Ross to have Betsy go through them all. Ross shared with the board that the Clubhouse Men's restroom remodel will begin January 22<sup>nd</sup> and should be completed by February 4<sup>th</sup>. He has coordinated with Betsy and the contractor for access to the clubhouse and basement. Since Betsy hasn't access to the pool gate/coding, Ross would like Josh to set a special code for the contractors to use. Ross would like all demo material and trash to be taken out the back through the gate instead of walking through the clubhouse. The contractors will seal off the hall to help with dust. Ross said a couple of items need to be picked out. The remodel will be within our \$10K budget. We are receiving a substantial discount from Economy plumbing. Thank you, Economy Plumbing. They will be providing us with all tile and sheetrock. Scott brought up that some members had previously discussed wanting to be a part of the décor decisions. Ross said the bathrooms will be done in white subway tiles. It will be neutral, clean, and tastefully created. Judy asked for the contractor company's name. Crew flooring paperwork has been shared with Scott. Judy requested the paper to upload to our storage. Ross confirmed we will not be moving forward with moving the electric panel. Scott told him he was correct. Ross had our Clubhouse roof inspected. This is a yearly \$525 cost to the HOA. All minor issues were fixed on the roof. The Roof Inspection Company provided us with a pamphlet that has a timeline of some repairs that need to be made and when they should be made. The total cost of the repairs (for the entire three-year timeline provided) is \$1950. Paul said it would be better to get this done now and to have all the repairs completed now. Judy and Scott agreed. Ross will call them tomorrow. Paul said the \$1950 that covers all the repairs will be paid for with money in the current fiscal year budget and can be scheduled for Spring if need. Judy, to Ross, Just like everything else is going up in cost due to inflation, our utilities for the clubhouse are as well. She asked Ross how he would feel if we increased the cost of the clubhouse rentals. Currently rental costs are \$100 M-Th and \$200 Fri-Sun. She suggested a new rate of \$150 M-Th and \$250 Fri-Sun. This would go into effect Feb 1<sup>st</sup>. Paul said that anyone who has already booked and paid for a rental that is to occur after February 1 will be grandfathered at the current rates. Ross was good with this. So, Judy made a Motion to increase rental rates. \$150 during the week and \$250 on weekends (Friday, Saturday, and Sunday). New rates effective February 1, 2023. Brian Kinnick, Ross, and Scott seconded. Motion passed unanimously. Judy said she will update the Rental Agreement and give it to Betsy Abshire to upload to the website.

**Membership:** Lisa McCoy shared with the board that we have had 2 property transactions since our last meeting. One property is owned by a firm. Lisa is unsure if this will be a rental or a flip. She will monitor that. Judy shared with the board some of the investigative work she uncovered. The abandoned house at 3732 Coachman Drive was sold at sheriff's sale on Dec 1<sup>st</sup>. And record owner is Curtis Realty LLC, Fishers, IN 46038 112 Rush Court, Fishers, IN 46038. Also, the Property at 10583 Lakeshore Drive East owned by City of Carmel, 1 Civic Square, Carmel, IN 46032. Mandi requested a blurb from Lisa for the Acorn.

Our new Activities Director has arrived. WELCOME John Buckingham!!

**Vice-President:** Paul Jensen expressed his thanks to the Nomination Committee (Judy, Sharon and Scott). The open positions are President, Vice President, Treasurer, Clubhouse, Membership, Grounds and one Activity

Director. Our nominees and slate so far are Mike Simmons for Vice President, Brian Peterson will stay on for Treasurer, Sharon Kinnick for Clubhouse, Kelly Oreshon for Membership, Paul Jansen for President, Tiffany Buckingham for Activities. We are still finalizing Grounds. All of this will be in the Acorn along with the slate. Paul led the discussion into our budget by doing a walk through. Our Budget is \$200,505. The actuals projected is \$207,290. Most of the increase comes from class C members joining and from additional transfer fees. Our projected expense budget is \$180,170. Our projected actuals is \$180,500. Everyone did a fantastic job with their budgets. So, we took excess money when we fixed the pool and with the men bathroom remodel. When added together, we have again income for \$207,290 with a total cost of operating expense of \$203,500. Plus capital which is why Paul wanted to get the roof in to help balance that out. Brian's projection for capital reserve is right around \$91K. This will help fund future expenditures. Questions? Larry asked if there will be a cap on the \$100K or if it will be rolled over. Paul said eventually it will be at a place where we can use it to fund our projects. Scott said the Reserve Study has a rough outline of goals for us to reach for to be successful. Judy made a Motion that the Board approve the Budget as final for the Fiscal Year that runs 3/1/23 through 2/28/24 and that this will be the Budget presented to the membership at the Annual Meeting in March 2023. Paul seconded the motion. Motion passed unanimously.

**Facilities Manager-** Betsy & Blake Abshire quickly shared all bulbs have been changed out, all closets are cleaned out and 3 weeks have been blocked off for the remodel. Scott requested Blake check the trashcan by tennis courts for trash. Judy said it can be brought up to the clubhouse too.

**President** Scott Adams shared his gratitude to everyone for all the work they have put in to get structuring and budgeting done. Kudos to all. Meeting Adjourned.

**The next Board Meeting will be held on Monday, January 16 th at 7:30 p.m., in person, at the Clubhouse.**