

WHA Meeting Minutes

January 9, 2023

Board Member Attendance:

President	Scott Adams	P	Activities	Brian Kinnick and John Buckingham	A/A
Vice President	Paul Janson	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	A

Quorum is obtained when at least 6 Directors are present. Seven 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, January 9, 2023. Scott Adams called the meeting to order at 7:32 p.m. and welcomed our guest Larry, Grant, Sarah, as well as all Board members.

Secretary: Mandi Adams began by sharing that the Winter Acorn is completed and uploaded to the HOA website. Tomorrow Mandi will go to Fed Ex to get the quote for printing 430 Acorns. She will reach out to Brian for a check tomorrow evening. Mandi's goal is to have the Acorn mailed off by 1/20/23.

Treasurer: Brian Peterson shared the bank balances.

NBI Checking: \$6,961.21

NBI Savings: \$113,765.69

Chase: \$3,429.94

PNC: \$2,431.24

Our total amount of all accounts is \$126,588.08. Brian asked about the cost of the roof repair since he was unable to join the meeting last month. Mandi and Scott said it was just shy of \$2K. Paul told Brian the cost is \$1950. Judy asked Brian about Mr. B's payments that were outstanding. Brian said he had paid them electronically two days ago. Judy checked Brian's Bill envelope during our last meeting in December. She noticed it was empty. Judy asked if Brian had ever received December's bill. Brian had not. Judy will follow up with Betsy in the Spring for when Grant takes over the grounds. Brittney kept Judy well informed with bills for Grounds and Judy is hopeful that Grant and Betsy will be able to work together with that. Scott asked how Mr. B's bills. Brian responded we are billed monthly.

Tennis: - Greer Trapkus-Harris was not able to attend the meeting. Scott shared her update with the Board. We are officially on the hunt to hire a new tennis coach for summer lessons. Our previous coach, Ellen Gardner, is moving on with new opportunities. There is a chance her younger sister may be interested, but we have yet to square that away. Please feel free to reach out to Greer with any leads. Lisa said she has a neighbor who enjoys tennis. She will plant some seeds that we are searching for a new tennis coach. Ellen Gardner will be missed by many in our neighborhood. The Board wishes her well on her new adventures.

Membership: Lisa McCoy shared with the board that there have been no new transactions. Lisa updated the rental list. She made copies for the Board for us to keep on hand. Scott asked if we are going to keep up with the property list. Lisa said she would like that to happen. It's a good resource for us as a board. Lisa created a new member flyer. She has distributed that to all new neighbors. Lisa said that with all the wonderful things about our neighborhood, it was hard to get everything on this form. She had wanted to put new clubhouse photos in it, but there was not enough space. Each new neighbor receives one along with the President's letter. On this form, it refers to our website for current board members. The Board loves her new flyer. Lisa is preparing for the invoicing. She said there are quite a few new neighbors that have moved in but she has not received their information forms. She even had hand delivered them and put them into mailboxes. She has received about 5 back, so far. Lisa then shared that all records have been updated in QuickBooks. Judy told Lisa there were 3 records in QuickBooks that she personally updated. Judy also said there are still 22 open invoices from last year. What likely happened was that Class C members did not decide to renew their membership and the invoices were not updated and there were Class A members who did pay and their invoices were not updated to "paid" status. Judy has the list and will send it again to Lisa. Lisa said that she included on the invoice cover letter there is an increase in dues to \$467. The 3% processing fee is \$14.01. Same as before, if anyone wants to use their credit card to pay, they will need to reach out to Brian to set that up. February, Lisa will send out postcards again.

Pool:- Josh Linderman began by sharing that Aquatic contract is now signed. Are we still lined up to pay as we had wanted, Josh asked. Scott said they agreed on how we wanted to set up our payments. We pay in March. Brian said he paid a \$597 bill from Aquatic in December. Scott believes we shouldn't pay anything else until March. Judy sent the signed contract to Brian and Brian did receive it and has the payment schedule. Paul said our new contract gives us two lifeguards except on holidays. On holidays we will have 3 lifeguards. Josh feels better expectations have been set now with Aquatic. He feels the contract reflects that as well. Larry asked about what we have budgeted for the pool Josh said we budgeted \$61K for the pool and an \$4K for incidentals that may come along with the pool. A total of \$65K has been budgeted for the pool. Josh did hear back from the Leak detection company. Josh sent them the report and they went over it. They have also been scheduled. It will likely cost around \$700 to fill the pool. It is something that has been budgeted for under repairs. Josh thanked Judy and the Board for the Motion about non HOA swim team members and rates. He let Laura know that's done. Judy asked about the resurfacing. Josh is on it to reach out biweekly. He thinks when the weather warms up some, he will be able to get something in the books with them to finish the baby pool.

Grounds: Judy Rouhselang has asked Betsy to take care of the tree branches and sticks that come down in the front of the Clubhouse by picking them up. She would like her to keep her eyes peeled on the grounds and to inform Judy immediately about fallen trees or debris. That way Judy can get someone out immediately to take care of the situation. Judy did mention to Betsy that she thought Betsy should be at the Annual meeting, since it is our most important meeting of the year. She also asked Betsy about a client who fell during their rental. Although a sign is, accidents do still happen. Judy has also asked that a first aid kit be purchased and placed in the kitchen for accidents. She is unsure if Betsy has already done this. Judy also asked Grant if he would please be sure to shovel the sidewalks out by the street. Grant said yes. Josh said there is a first aid kit in the lifeguard room. However, renters are told that the life guard room is “off limits” to them during rentals except to get the tables and chairs out of the storage room. Best to have another first aid kit easily accessible.

Activities: Brian Kinnick and John Buckingham were not in attendance. No update was shared.

Clubhouse: Ross Sexter was not present and no update was sent in. However it is believed that he is working to get the Clubhouse roof repairs scheduled so they are taken care of with money from the current fiscal year budget as requested by Paul.

Vice-President: Paul Jansen had no updates to share.

Facilities Manager- Betsy & Blake Abshire were not in attendance. No updates were provided.

President: Scott Adams Thanked everyone. Meeting Adjourned.

The next Board Meeting will be held on Monday, February 13th, 2023 at 7:30 p.m., in person, at the Clubhouse.