

**WHA Meeting Minutes
February 13, 2023**

Board Member Attendance:

President	Scott Adams	P	Activities	Brian Kinnick & Johnathon Buckingham	P/P
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. 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 and Grant Morris

President: At the request of the President, the meeting was held on Monday, February 13, 2023. Scott Adams called the meeting to order at 7:34 p.m. and welcomed our guest as well as all Board members. Scott kicked off the meeting by having the Secretary begin.

Secretary: Mandi Adams shared with the board that the Acorn has been completed. Initially, 430 Acorns were printed. Mandi had Fed Ex print off an additional 30 Acorns to accommodate the additional 28 names that needed an Acorn. All Acorns were stapled, labeled, and stamped and mailed by Mandi and Scott Adams. Mandi also shared that Fed Ex will no longer be carrying the color paper we use for our Acorn. We will need to find one similar for the next Acorn that will be the Summer Acorn.

Treasurer: Brian Peterson shared the account balances with the board. They are as follows,

NBI Checking: \$6,837.13

NBI Savings: \$183,046.18

Chase: \$5,640.44

PNC: \$2,431.24

The total of all accounts is \$197,954.99. The only question Brian had coming into the meeting was answered. He confirmed Economy Plumbing is for the fixtures in the bathroom. He received a bill for \$1400. Brian also confirmed the total for the bathroom remodel is \$12,500. Scott said that it was. He (Scott) and Ross have discussed the bathroom. Ross was still waiting for a few invoices to come in. Those will be given to Brian as soon as they come in. Scott also shared that we are three weeks out until we get the partitions for the men's restroom. Judy asked if Ross would be able to pass the contracts he has for the remodeling work to Judy so she can get it uploaded to our Google storage. We want to check to see if we have any warranties so we may pass that along to the incoming Clubhouse Manager. Judy asked if there was an update on the roof repair. Scott said it was finished. Brian has the invoices for that.

Paul asked about membership dues being paid. Lisa has all that information ready to share with the board.

Paul asked what our water bill has been looking like? Brian said there is quite a difference. In November, our bill was \$204 and for December \$161 and January's bill was \$50. This is very different from what we were paying in the summer. Summer bills were over \$700/month. Judy asked if we have received a bill from Grant for the snow blowing. Grant said he could leave the bill behind with the board this evening.

Activities: Brian Kinnick and John Buckingham and his wife are looking at a bunny rescue and volunteers for the Easter/Spring Party. There will be little bunnies for the kids and families to see/handle and potentially adopt. They are waiting to hear back from them. Brian said we do need to buy the badge/award for the chili cook-out held back in October.

Pool:- Josh Linderman asked if the Men's bathroom is complete? Josh created a code for the construction crew to have access to the clubhouse and would like an idea of timing so that code can be deleted. Scott said the only thing left would be installing the partitions by the toilet. Scott will follow up with Ross to see if that crew is different from the other remodeling contractors and will follow up Josh. Josh asked Brian if were up to date on Aquatics payments. Brian has the bill with March 5th due date. Scott said Aquatics agreed to that. Josh is awaiting word from the company who is to place the slop resistant coating on the baby pool. Judy reminded Josh that they had talked with Aquatics, and Aquatics was interested in having some sort of open hours for Lifeguards in March, potentially. She wasn't sure if this is something Josh would be interested in. Judy asked Josh if he knew when Aquatics wants to remove the pool cover. She's unsure how long it will take to fill the pool and wants to make sure there is ample time for this to be done. Josh has it on his radar come March/April to follow up with Eric on coordinating with the City of Carmel to utilize a meter to fill the pool. Using that should fill our pool up fast, just a few hours. He will also follow up on a March open house for potential lifeguards.

Tennis: - Greer Trapkus-Harris was absent. There were no updates from Tennis currently.

Grounds: Judy Rouhselang asked about the property and how the grounds were looking. Are there any fallen trees or downed limbs? Paul said the property has been looking nice and free of limbs (even with a recent wind storm). Judy will get a write up together for Scott to read at the March annualmeeting for Grounds.

Facilities Manager:- Blake Abshire shared there were several parties/rentals. Scott asked Blake for a possible weekly email to the Board to give updates. Blake said yes. Judy updated the rental agreement with the new rental rates and it has been uploaded to the website. Blake was asked about the pool and the pool cover and Josh asked a few questions. Blake said everything was looking fine.

Membership: Lisa McCoy shared with the board that our payment processing system is going well. As of present, 271 members have not paid. We have 10 checks in the clubhouse mailbox. So, the new total is 261 unpaid members. We have had one Credit Card transaction.

Last year, we sent out postcards to our eligible class C members. Last year we had offered to waive the \$100 initiation fee for all new Class C eligible members with that postcard. Is this something we want to do again this year? Judy said last year we did a Board Motion for that. Judy asked for clarification to last year's verbiage on the postcard. Lisa said it read as the initiation fee would be waived if they responded by May 1st. Judy would like to make a motion that the Membership Director (Lisa) go ahead with the postcard campaign and mailing to all Class C members and that the \$100 initiation fee be waived for new Class C members who join.

Lisa shared that we have it set up for Class C members whom renew yearly have the \$100 fee waived. If they have a lapse in their membership, they will have to pay the fee. Thru the annual dues process, at least two class members will not be renewing this year. Paul circled back to the motion Judy made and seconded the motion. All voted in favor. Motion passed. Paul asked Lisa if having 261 members not paid at this point is normal. When do we do a follow up reminder for fees? Lisa said they are technically delinquent as of March 1st. She will send out a reminder email, which is more than what our bylaws require. Judy confirmed we do not apply the \$75 late fee until March 31st. That is the process and published in the Acorn. Judy agrees a reminder is a great idea. Judy has kept track of previous years payments and the frequency of dues being paid. The dues payments being made are slower this year. \$117K is currently unpaid and outstanding. By March 1st, if we want to stay on trend for the last few years, we should have about \$179K paid in dues and only about \$11K in late payments to collect. By April 1st we should have \$293K in our HOA Nbol Bank account to run the business and to stay on trend. Paul, again asked that Lisa send out a kind reminder.

Vice-President: Paul Jansen sent out an email with the annual meeting Agenda for advance review. We will share that info in our annual meeting. Please look over it. Lisa said she will create a sign in sheet and will come prepared with a list of members who have yet to pay. Judy said the raffle tickets should be in the activities closet. Paul clarified there were no mail in nominations or self-nominations sent in for the new Board positions. Unpaid members cannot vote at the meeting. Paul will send out email with board member transitioning information. Judy suggested that outgoing members should reach out to incoming board members to help them transition into their new roles. Judy also recommended getting the new Board members' contact information.

President: Scott Adams agreed with Paul and Judy. Outgoing members, please reach out to your replacements and help them with the process. Also, please make sure new incoming board members are here for next months meeting. Judy said she would like Blake and Betsy to attend. Scott covered with Blake how the room set up will need to be. Judy asked Blake to make sure the Watch your Step signs are up for the meeting.

The next meeting is the Annual Meeting to be held on Monday March 13 at 7:30 p.m., in person, at the Clubhouse.