

WHA Annual Meeting Minutes

March 13, 2023

Board Member Attendance:

President	Scott Adams	P	Activities	Brian Kinnick & John Buckingham	P/A
Vice President	Paul Jansen	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	P

Nine (9) Directors and Officers are present.

Member Attendance: Thirty-five (35) members in attendance.

Call to Order/ Introduction

President Scott Adams: I know the real reason why everyone is here. That's to win a year without HOA fees. But before I begin, I'd like to thank the board members, especially the outgoing board members. There are a couple of board members who are leaving that have been a part of the board for 12+ years. Ross is one of them. Brian Kinneck, next to Ross, is also leaving. Brian was a big part of bringing all the fun activities to the neighborhood this year. What Brian and Sharon Kinnick put on was wonderful. If you've had the opportunity to attend one of their events, you would see all the hard work they put into every event. We are grateful to Brian and for his time. Then there is Judy, who you can see on the computer screen. Judy has been a part of the board for many years. I can't even put into words everything she has done for this neighborhood. So, let's give a quick thank you and a round of applause for everyone.

For those who don't know, we hired new Facility Managers who live here at the clubhouse, Betsy and Blake Abshire. Blake is here with us tonight. Blake, if you would stand up so folks can know who you are. They handle the rentals here, makes sure the clubhouse is in order, and have other responsibilities. If you see him out in the neighborhood or anything, don't hesitate to reach out to him. He's a local fireman. Both Betsy and Blake are amazing folks. Welcome aboard!

We had a good year continuing the direction the board has had over the past few years. We have worked hard to bring in some ancillary services. We also have Ross here, who did an amazing job with the bathroom remodeling. I'll let Ross go into more detail when he speaks. Then we have activities, which makes our neighborhood so special. If you've not attended one, I recommend you should. They are neat. As we begin to discuss the budget, you'll be surprised how they were able to create incredible events on a shoestring budget.

Speaking of the budget, good news! We came in under budget this year. Even with inflation, we've been able to keep our numbers low. Everyone on this board is a volunteer, a neighbor here. We all understand that every dollar is not ours, it's yours. We take that seriously. So now, without further ado, I'll have our board members give updates.

Officer and Directors / Updates/ Objectives for Upcoming Year

Membership: Lisa shared this year we had about 6% turnover on houses. We have 27 new neighbors. So, if you see some new faces, say hi. We are down to 33 members outstanding on dues. They have until the 31st to avoid the late fee. It was a good year for membership.

President Scott Adams says Lisa is one of our outgoing board members. We couldn't do what we do in this neighborhood if it wasn't for all her hard work.

Activities: Brian began by sharing lots of events from this past year, of credit to his wife Sharon Kinnick, who recently resigned from activities (and is nominated for new board position). We took things over, after Covid. We were able to fill our schedule with a lot of fun. The Chili Cook Off was the crown jewel event that we put on. We had live, local musicians perform.

President Scott Adams says we are grateful for all your work, mostly your Sharon's hard work.

Clubhouse: Ross Sexter says I've been on board for 10-12 years. I have served most roles within the HOA. I've encouraged neighbors to get involved in the HOA. It's the only way to make a change. Clubhouse remodel and most recent, the men's bathroom remodel are what he's proud of the most during his time on the board. The bathroom remodel came in on budget and turned out amazing. Make sure to check it out.

President Scott Adams says thank you Ross for all you've done for the neighborhood through the years. It's greatly appreciated. Next up, the pool, our biggest amount of work. Josh put in a lot of time to make this easy.

Pool: Josh Linderman says in 2022, we switched to the Aquatic Pool Management Company. They serviced the pool throughout the season. We did a lot with them in terms of partnership. It was a challenging year for them. We have some areas of improvement we are expecting out of them for 2023. We are confident in their ability to deliver what we agreed upon, like servicing the pool, getting guards, keeping it open, and keeping it clean. We are looking forward to the 2023 season with Aquatic. We do have a guard hiring event April 16th, here at the Clubhouse. So, if you have any neighbors interested, tell them to apply.

Also, we resurfaced the baby pool in the Fall. We expect that to be open all year. We added a gate at the pool for added security. Swim Team had an awesome year. They had lots of kids sign up last year. We are anticipating the same for this year. There will be a swim team call out at the clubhouse, April 19th. There will be lessons again in June. I will send out an email asking for help with the planters on the pool deck. If you have a green thumb and would like to help with the planters, I'd be happy to help too. Finally, a special call out to HOA member Larry. Larry has done a lot during the off season to keep the pool clean and tidied up. So, thank you.

President Scott Adams says Josh makes it sound like it was all so easy. It was not. Josh made that transition easy. We are so grateful to have you in the neighborhood. I will cover Grounds.

Grounds: Scott Adams reporting for Judy Rouhselang. At last years' meeting, it was requested by several neighbors to have a meeting about the dam. Judy set one up, and no one showed up. However, rest assured, we have been taking good care of the dam. Lake treatments continue to be successful. In 2022, we had a challenge with mat algae, the north part of the lake had an even worse problem than we did. We worked hard to stay on top of it. The mat algae developed off the perimeter along the shoreline. The lake was treated several times with blue dye. As a protective step, the blue dye treatments will continue this year in June, July, and August. We will try to stay ahead of it. The blue dye is not toxic. It is eco-friendly, liquid coloring agents. It is not harmful to humans, fish, or the environment. It's also safe for irrigation. The HOA is updated when treatments are done. Check out the website before swimming in the lake. The grounds continue to look great. The 2023 plans include the biennial dam inspection. The parking lot will be evaluated for resurfacing. Evaluating means we've been receiving bids already. Next up, we have Greer.

Tennis: Greer Trapkus-Harris I took over for Tennis in June of last year. I was onboarded quickly in advance of June tennis lessons. This year we had our most successful tennis lessons for our 5–14-year-olds at the courts with over 74 participants. We were completely self-sufficient. That means we did not dip into any HOA funds. The fee participants paid, went to the coaches. We were also within budget to purchase two pickle ball nets and received another one through a resident. We continue to come in under budget and are looking forward to the 2023 season. Our previous tennis instructor decided to step away. She is a college student and has some internships on the horizon. Her younger sister will be stepping in and taking over as our instructor for this season. Also, we are in communication now on when lessons will begin.

President Scott Adams says thank you Greer. Greer did an amazing job landing our coach. Paul, if you would, cover for Brian P since he's out.

Treasurer: Paul Jansen is reporting for for Brian Peterson. I am Paul Jansen acting as Brian Peterson tonight. I have an updated report from the Treasurer. As Scott mentioned, we had a great year and stayed within budget. We had actual income of \$207K. Most of that additional income came from Class C members who joined. Plus, we had limited income from house transfers as Lisa discussed. We had actual operating expenses at \$180K. That \$180K includes the \$9K we took and placed in our capital reserve savings. The capital reserve will help us continue to be prepared for major expenses we expect to come in the future. This past year we had two capital projects completed and we accessed the capital reserve which was used to fix the baby pool and renovate the men's bathroom. Overall actual income of \$207K, actual expenses at \$203K. Other financial info to note, this year we hired an accountant to do a formal accounting review. Any questions on last years' budget? We will go into the coming years' budget a little later.

President Scott Adams says thanks Paul Brian Peterson is another superstar. We are grateful to have him on the ballot again. He has really helped us get our books in order. Next up, we have my wife, our secretary Mandi Adams.

Secretary: Mandi Adams says I took this position last year. This position on the board produces the Acorn newsletter. If you ever have any questions or concerns with the Acorn, please reach out. Having never served on an HOA board before, this has been an incredible experience to witness all the time and effort everyone puts into their board roles. It's all for or you and it's amazing.

New Business: Voting on Officers/Directors and Budget

President Scott Adams asked each candidate on the slate to stand up and say your name. Let me introduce the slate: President, Paul Jansen. For Vice President, we have Michael Simmons. Membership, we have Kelly Oreshan. Grounds, we have Grant Morris. For Clubhouse, we have Sharon Kinnick. Co-Activities Director, we have Tiffany Buckingham. For Treasurer, we have Brian Peterson.

Scott Adams made a motion to close the nomination process and that the members vote by oral ballot and show of hands to approve the slate of candidates just introduced. Paul Jansen seconded the motion. The vote by the members was unanimous to approve the slate of candidates. Motion passed unanimously.

So, for future business, let's go over the upcoming years' budget for fiscal year 2023 – 2024.

Vice President Paul Jansen says everyone should have a copy of the overview that shows last years' budget, last years actuals, and our proposed new budget for the upcoming year. We expect income to come in at around \$210K. That will include Class C members, plus all our Class A mandatory memberships. We are very conservative on income from clubhouse rentals. Our operating expenses, with inflation, cost of maintaining what we have, we do expect costs to go up quite a bit. We forecast our operating expenses budget will be right around \$207K. We will have additional money in capital reserves, planning for future expenses, we expect at some point in time. These would be things like either fixing the pool, tennis courts. This is in line with the capital reserve study we had done. That gave us guidance and direction. Any questions?

Question:

Guest asks what is the difference between a Class A member and a Class C?

Vice President Paul responded a Class A membership is mandatory when living in our neighborhood. We are authorized to offer an optional membership to surrounding neighborhoods, the option to pay annual dues to use our amenities. However, Class C members have no voting rights.

Lisa shared we typically average 25 Class C members. Scott gave Lisa credit for the increase in Class C membership. The revenue from Class C memberships way outstrips any expenses. Lisa started a postcard campaign to recruit more Class C eligible members.

Question:

Guest asks what is the \$2K in the budget for taxes when there was nothing for last year?

President Scott Adams responds we put in \$2K because in case there are taxes to pay. We are not a tax exempt organization. So we need to plan for that.

Paul follows up with the HOA does file taxes each year as an Homeowners Association. There is a portion of the HOA income that is taxable income (rental income, tennis lessons, swim lessons) . We prefer to be prepared in the event that we have to pay taxes.so we budget \$2K for this.

Question:

Guest asks are we eventually going to have a locking system (regarding Tennis courts)?

Greer shared that when she came on board, that topic had been tabled as we tested out the pool locking gate. The topic is still tabled. The cost of running electricity out to the courts isn't something we can accommodate.

Question:

Guest asks as far as the cracks on the courts, will that be addressed?

Greer answered that we have an aging infrastructure. We are doing our best to patch the cracks as they arise. We are at the crossroads with where we go with the money. We can keep kicking the can down the road by paying approximately \$10k every 1 to 2 years to fill in cracks or we start thinking about a real solution. The real solution would be new courts. That is a huge expense. The most reasonable quote I received was around \$250k. The courts were built in the mid 70s. Mid 80s, we had a more extensive repair to the courts. After that, it's been filling in the cracks as we can.

Scott stepped in and shared with all how the reserve study provided the board with a road map on how or when certain projects can be completed. The board feels very strongly that we should follow the study. Whether the courts last as long as the study shows, the board is paying attention. We are working hard on that balance. We do have plans in place for our aging infrastructure.

Voting on New Budget

Scott Adams made a motion that the members vote by oral ballot and show of hands to approve the budget for the upcoming fiscal year 3/1/23 through 2/28/24. Paul Jansen seconded the motion. The vote by the members was unanimous to approve the budget. Motion passed unanimously.

Raffle

Lisa McCoy held the drawing for the reimbursement of the 2023 annual dues. Raffle winner chosen. Congrats!

Scott thanked all for coming. Meeting adjourned.

President Scott Adams Thanked everyone. Meeting Adjourned.