

WHA May Board Meeting Minutes

May 8, 2023

Board Member Attendance:

President	Paul Jansen	P	Activities	Tiffany & Johnathon Buckingham	P/A
Vice President	Mike Simmons	P	Grounds	Grant Morris	P
Treasurer	Brian Peterson	A	Membership	Kelly Oreshan	P
Secretary	Mandi & Scott Adams	P	Pool	Josh Linderman	P
Clubhouse	Sharon Kinnick	P	Tennis	Greer Trapkus-Harris	P

Quorum is obtained when at least 6 Directors are present. Nine (9) Board members are present, and quorum is obtained.

Class A members: 420. Class C eligible: 327. Currently have 24 Class C members who paid 2023 dues.

Currently have 6 Class A members who are delinquent on their dues.

Facilities Managers - Blake and Betsy Abshire. Blake was present.

Guests- Larry Rich

Fill In Secretary Committee - Judy Rouhselang

President - At the request of the President, the meeting was held on Monday, May 8, 2023. Paul Jansen called the meeting to order at 7:35 p.m. and welcomed our guest as well as all Board members. Paul opened the meeting by having the Secretary begin.

Secretary - Mandi Adams shared with the board that it is Acorn time. Mandi suggested to the new board members to read through previous Summer Acorns to get an idea of what has been written previously to help guide them on what to include in their blurb. Mandi would like to have blurbs sent to her by May 27th. She plans on getting the Acorn out in the beginning of June.

Treasurer- Brian Peterson was not present. Bank balances are below:

NBoI Savings:	\$228,66.48
NBoI Checking	\$13,378.45
Chase Bank	\$2,232.40
PNC Bank	\$5,941.24

Activities – Tiffany did send out the mail chimp regarding tennis lessons. She will get the mail chimp out about the garage sale. Tiffany will also reach out to the gardening gals. Tiffany did have a few questions for the board. She has begun planning for the July 4th get together. Does the Bike Parade have to be specifically on July 4th? Sharon recommended calling the local fire station to see when they would be available. The fire station leads the bike parade typically. Tiffany was approached by a neighbor inquiring about swing dance

lessons. Judy asked Tiffany to get more details from the neighbor. As an HOA, we cannot charge for any lessons. If the neighbor wishes to partner with Activities to supply lessons, she may do so. Refreshments are at her own expense. Tiffany's next question was are we, as an HOA, allowed to take donations from businesses for prizes at our events. Judy shared with the board that that is a challenge. Our attorneys have told the board previously, no one/business would be able to claim that as a deduction on their taxes. Tiffany also asked if we are allowed to provide alcohol at events. The answer is no. We are not allowed to do so due to our insurance policy. Tiffany will be working on securing a date for the 4th of July festivities.

Judy asked Tiffany if she received the draft email regarding pickleball. Greer and Judy asked Tiffany to insert the picture of the kayak and send out this MailChimp. Judy and Greer asked Blake if he would place a sign on the message board with the dates of open Pickleball. Pickleball season will begin May 22nd on Mondays and Thursdays from 6-8pm. Josh asked Blake if he would add the sign for the pool opening day for May 27th.

Tiffany had one final question/idea, a family camp out night. The board suggested a movie night in the green space instead, but no overnight tent camp out

Pool – Josh Linderman shared with the board that the pool has been filled. Josh does not have the bill yet but believes the bill for filling the pool would be around \$500. He will update that once he receives the actual bill. Josh said we have some repairs needed. Pump 1 is screaming. It's located closest to the garage door. There is a loose bearing. The cost for fixing this pump is around \$1500. The Filter bull pen in pump 2 is leaking more. Aquatic will do the repair. The sand in the pump was discussed. Josh decided to keep the current sand in the pump as it would last 5-7 years, and it was last changed 4 years ago. If we need new sand, the cost is around \$500. The cost to fix the pump without any new sand is \$721. Pump 3 is dead. It will not turn on. We do have a new pump in storage that will be switched out at a cost of around \$125. Blake and Betsy are checking the pump room daily. Judy asked if Blake knew how to shut things off entirely. Blake said he would meet with Aquatic to have them show him how to shut things down if ever needed.

Paul asked if having 3 out of 4 pumps being out is normal. Josh said that it is since we have an aging system. Josh shared that there is money in the budget for repairs. He also stated we will have a leak detection test done this coming Friday. Josh said he will be sending a preseason email out about opening day at the pool. It will include swimming lessons, swim team information and hours. Josh is having a preseason meeting on 5/18 with the lifeguards and Aquatic (Eric). This is one of the stipulations of keeping Aquatic. We want to set clear expectations. Josh has messaged some ladies for the pool planters. He will follow up with those messages.

Judy took care of the Board Actions and Motions Spreadsheet for Mandi last month and is attending today's meeting to go over the overdue actions on the spreadsheet.

Judy asked Josh about the umbrellas. Josh has not completed that as of present but will purchase that soon. Judy asked about Wi-Fi for the pool area. Josh said he doesn't think it's worth making a specific wifi for the pool. Judy asked Josh about the codes for the pool. Josh said those have remained the same. Josh said the resurfacing company will be here this week. Josh will give him a code to use. Judy asked about the refrigerator moving. Josh would like to keep it there for the swimming season. Josh's Board Actions and Motions ("BAM") are up to date now.

Tennis - Greer shared with the board that the coach got back in touch with Greer. A mail chimp has been sent out about lessons. We have 6 registered already. The tennis nets are out thanks to Mike and Larry. Greer purchased a trash can lid (it went Mia). There is extra tape to retape the pickleballs areas. Judy shared that she has played pickleball at several locations, inside and outside, and said taping the court is what is customary. Judy asked Greer what the tennis stipend will be for the coach. Greer and our new coach agreed to \$35/hr for the lessons. However, we will need to be mindful if bringing on a second coach. The coach last season had to bring on an additional coach. Greer explained to the new coach that if she were to bring on another coach, it would change the pay rate to \$30/hr. Now we are waiting to see how many sign up for lessons. Rainouts will likely be made up on Saturdays.

Josh asked about the waiver. Greer is having participants drop them off, along with payment, in our mailbox. Judy said our lawyer advised us to make digital copies of signed waivers. Josh is also doing waivers for swimming. Swim team has waivers and Josh said he will get all these waivers from the swim team leaders. Our Tennis instructor will need to do a W9. Greer also shared our contact links on our website for Tennis does not work. Paul said he will get back in touch with Kent Withrow about fixing this.

Grounds – Grant said PondsRx did their monthly application to the lake this past Friday. Judy requested the website be updated with the information from the PondsRx treatment reports. If there are ever any restrictions regarding the applications, it's the only way for us to let everyone know. Also, when we put the blue dye down starting in June, we will need to update the website. While it's nontoxic, everyone should wait at least 24 hrs before swimming in the lake as it could possibly leave a blue tint on the skin and clothing. Judy said she would be happy to update the website for Grant this month. She will continue the transition with Grant in the following days. Grant said the bill for PondsRx has been sent to Brian. The dam has been sprayed. Grant is going to check on it. There was an unregistered Kayak found. It has Master Lock on it. A MailChimp will be sent out with a photo of the kayak in hopes the owner will claim it. If it is not claimed by the end of the month. If no one claims the kayak, we will cut the lock off. If anyone wants to register a kayak, they must contact Grant.

Grant offered a way to offer savings to our neighbors with plants for landscaping (for fall/next spring). Paul thinks it would be best to speak with our HOA attorney on this. We would not want to cross the line as a for profit HOA.

Clubhouse – Sharon Kinnick spoke with Nathan about lighting. He will come out to do the light. The price will be \$747.26. It will be a few weeks before it's completed. Sharon wanted to confirm the location of the new light will be attached to the standing light post and direct the light over to the dumpsters? The board said they wanted the light placed in a different location. We want the light attached to the clubhouse and facing more in the direction of the bike racks. Sharon will speak with him about this and double check the pricing. Sharon is currently waiting for a quote for the banister and will follow up with them on that. It's the same company that did our bridge. Sharon brought up one of her BAM items. She is going to be put on the Chase Bank account. She and Judy have a meeting with the bank at the end of this week. There is a problem with the garage code. Blake and Mike have tried to reset it. There is a company coming out to look at it. The cost for the visit (only) is \$35. Blake will use the Chase card. Larry Rich wants the battery in the keypad changed during the visit. It will

likely add to the cost but will be worth it. Sharon wants it fixed. Depending on the final quote for the garage panel, she may have enough wiggle room for a repair. Another BAM is window cleaning. Sharon said it shows the clubhouse is due for a deep cleaning, twice a year. This was an action item from the previous Clubhouse manager that has rolled over to her. Sharon questioned the need to have them done multiple times a year. Sharon is great with Betsy and Blake cleaning the windows and saving us money. Blake said they could do that. Sharon will get a window squeegee. The electrical panel (on BAM) will need to be revisited after the pool closes. Paul said that payment would be a capital purchase. Sharon will revisit that when we get closer to the end of the pool season.

Paul told the board that we are currently transitioning access to bank accounts. The Chase bank account is used by the Facilities Managers for the clubhouse.

Paul made a motion.

Motion: The Board vote that Sharon Kinnick be appointed to become Secretary for Chase Bank purposes. Scott 2nd the motion. The Board passed the motion. All voted in favor.

Motion passed unanimously.

Judy told Sharon she believes all of her BAM are now updated. She asked Sharon if she obtained the contracts from Ross for the clubhouse and bathroom renovation so they can be uploaded to the google storage drive. Sharon said she would contact Ross and ask for them.

Larry brought up the filters for the HVAC. Sharon is on top of that. Larry said when they come out, they must take all the panels off and wash everything. Larry elected himself to be there whenever the HVAC does this to make sure it's actually done. Mike made calls for quotes. Peppers is the only company to respond with quotes. They have done a poor job for us previously. Mike Simmons has two referrals of companies for Sharon to reach out to about getting our condensers cleaned and serviced. Sharon confirmed what we need done to the HVAC. Judy asked Blake if the filters had been changed. Scott thinks we should have the HVAC company change the filters when they come out. Sharon asked the board if it would be ok to update the rental agreement. It has been requested that no firearms or weapons of any kind should be allowed inside the clubhouse and on the HOA premises . Paul said yes, we can do that. Larry asked if that could also be posted at the front? A No Firearms Allowed sign in the front? Scott said that we need to put a sign at the front door of the Clubhouse. Sharon will look for a sign.

Facilities Management – Blake shared we had three rentals last month. One has taken place in May, so far. We have one other rental scheduled for May. A vacuum has been purchased. Blake is going to investigate new rugs for the front entry of the clubhouse and will provide quotes when obtained.

Larry said he noticed our Recycle bins are busted and we need new ones. Paul suggested calling Carmel Waste Management.

Membership – Kelly told the board we have 6 Class A members who have yet to pay their dues. For Class C, we have 24 paid dues and are awaiting checks for 2 more Class C members. Kelly will send Class C member information to Josh for swimming pool information. The Class C postcard campaign mailers have been sent out. Paul and Judy believe we will surpass the budget forecast for income from Class C members. Judy said we budgeted for 23 Class C members @ \$10,741. We have already surpassed that. With paying for the postcard mailer, we have still come out ahead. Kelly will work on the BAM items.

Judy said there is one more BAM that needs to be closed. Last year, we had several discussions about printing off the Acorn and who would pass them to neighbors that elected to receive a hard copy. Judy confirmed with Mandi that we would no longer print off Acorns for distribution for the Summer and Fall Acorns. Mandi will print off 40 Acorns for the Summer and Fall (each). They will be at the Clubhouse for neighbors to pick up. If a special request for a paper copy comes in, we will accommodate that. The Winter Acorn will be printed off and mailed to each member.

Vice President – Mike Simmons had no updates for the Board.

President – Paul Jansen had one item to discuss. Our insurance package is coming to end in June. Prior to the Board meeting, Paul had sent out an insurance summary as a pre-read. Paul is recommending that we re-sign with our insurance company. Our coverages have all been updated and the insurance premium has increased. The dam will no longer be covered. We do have Workman's Comp for our Facilities management and for the swim coaches and tennis. Even though they are not employees, since they work on the property, they are covered. The Workers Compensation coverage will be \$1,050. The cost for the package policy is \$13,514, up from last year. Judy said since our dam has a conditionally poor rating, we will no longer be covered. Scott asked if we should get another opinion. Judy said she thinks that is a good idea and Paul said he will look into that. Grant asked Judy what all needs to be done with the dam. Judy will cover that with Grant when they are able to finish the transition of Grant's grounds role. Paul said most companies will look at our dam rating and not want to cover. Scott is interested to know if we can at least get the liability insurance.

Paul made a motion.

Motion: The Board vote to approve the insurance coverages and Paul to finalize.

Scott 2nd motion.

The Board passed the motion. All voted in favor.

Motion passed unanimously.

Paul concluded the meeting.

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