

WHA Meeting Minutes

June 12, 2023

Board Member Attendance:

President	Paul Jansen	A	Activities	Johnathon & Tiffany Buckingham	A/P
Vice President	Mike Simmons	P	Grounds	Grant Morris	P
Treasurer	Brian Peterson	P	Membership	Kelly Oreshan	P
Secretary	Mandi & Scott Adams	P	Pool	Josh Linderman	P
Clubhouse	Sharon Kinneck	P	Tennis	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 2023 dues.

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

Guest Attendance: Larry Rich

Fill In Secretary Committee - Judy Rouhselang

President Paul Jansen is not present for tonight's meeting. Mike Simmons, Vice President, will lead the meeting. At the request of the Vice President, Mike Simmons called the meeting to order at 7:32 p.m. and welcomed our guest as well as all Board members.

Secretary Mandi Adams began by sharing that she finally has everybody's blurb for the Acorn. She has already started on the Acorn. Mandi's goal is to have the Acorn out as soon as possible. Mandi told Brian that once she has the Acorn finished, she will go to FedEx and get a quote on printing. Mandi thought the board agreed to printing off around 25 Acorns but would recheck that. She knew we weren't to print off more than 40. It was agreed by the board to print off 40 Acorns. Mandi shared she would need help sending out the Acorn through Mail Chimp.

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

NBI Checking: \$20,572.09

NBI Savings: \$198,664.77

Chase: \$3,389.09

PNC: \$10,697.43

We have \$50k in a CD. We also paid a \$14k check for insurance.

Brian said it looks like we have about 73/74 swimmers. Brian wondered if they are charging too much for the swim team? He knows the cost has fluctuated over the years. Judy wondered if the swim team should be

doing fundraisers for the swim team. The swim team would be able to offset costs and potentially recruit new swim team members. Mike asked if the cost for the swim team would decrease if there were more members. Judy answered yes. Mike and the board agreed further discussions with the Swim Team leaders will be in the future.

Scott clarified the insurance check that is in our account did not cover the dam. Brian said it's a little over \$14K. Brian said we are on track with our budgets. Brian asked Grant if he has an invoice from Mr. B's? Grant has not received one and he will contact Mr. B's. Brian stated that our capital expenditures this year, we have taken in just over \$209k in income. Our expected expenses, with putting \$9K in capital reserves, is \$207k.

Activities Jonathon shared with the board that they are gearing up for the garage sale and getting the sign out. He has been in touch with the Carmel Fire Dept for the July 4 parade. We will have Fun with Fanny at the event doing air brush tattooing from 11-1 after the parade. We will have bbq burgers and hot dogs and lots of fun. This will take place on 7/1.

Pool Josh Linderman began by sharing that our pool is open. He thanked Larry, Mike and Blake for being so helpful too. Our water is clean and clear. The pool detective fixed three repairs behind a light. So far, the pool is holding water well. There was no water leaking found underground. The pool heater did break. The bottom tray of the heater was rusted out. Josh made the repair himself. It is holding so far. As for the baby pool and resurfacing, with current surface, if the water in the pool is low, the bottom of the floor is slippery. When there is a little more water, it is not as slippery. We need to watch that water level. Swim lessons have started. There are less members than last year. We have 25/30 members so far. Filling the pool for the season was \$535. That is \$200 less than we expected. All repairs are done. Josh said the garden boxes are getting attended to. We are lucky to have Rosie Springer take care of several of our garden boxes. Four new umbrellas have been purchased. Josh thanked Mike again. Mike created a new pool cover for us and it looks great. Josh asked Blake to purchase and install a new paper towel holder for the men's restroom. Big topic up next for discussion is Lap Swim. Josh and Mike will speak with our lawyers in regards to this.

It was clarified that pool usage (and use of all the Common Property) is for Class A/C members who are in good standing. A question was asked if an Owners relatives are allowed. The By-Laws Article III, Section 2.B states that Owners who are in good standing and their parents, children, sons and daughters-in-law, grandchildren, and any other family members **WHO LIVE WITH THE OWNER** shall have the right to use the Common Property without payment of guest fees. Relatives must live with the Owner. Relatives not living with the Owner are guests and must attend the pool with the Owner and pay guest fees.

Tennis Greer Trapkus-Harris shared Open Play Pickleball is taking place on Mondays and Thursdays from 6 to 8 p.m. Tennis lessons began June 5th. We were able to offer lessons for one session this summer. Lessons were priced at \$55 for 12 lessons, which comes to about \$4.60 per kid/lesson. It is still a super value for families for a month of lessons! We have 29 participants, which is fewer than this time last year. Conversations with neighbors have been insightful. Greer shared that she doesn't have a lot of history in this position, nor does she have data on participation prior to last year. Based on her

conversations, it may be that since more families have returned to full in-person work after Covid, postponed vacations, competing camp opportunities that include full-day participations, etc. Greer continues to onboard WHA members to Skedda. Thank you to Kelly for fielding those requests to confirm membership! As for expenses, last year we agreed to fund purchasing balls for youth lessons to replace any dead or damaged balls from last year. She purchased a pack at Costco for \$51.35. Those balls that don't get used this year can be used next year.

Grounds Grant asked Larry if he had seen the unregistered yellow kayak still lingering around. A mail chimp had been sent out already in regards to the kayak. Judy suggested cutting the chain on the kayak and moving it to the bike rack. If nobody claims it, it can be disposed of. An alternative would be to move the kayak into the basement for the time being and hold it there to see if an owner comes forward. Grant told the board he would install a drip irrigation line outside of the front of the clubhouse. It would be free. Mike interjected and asked Blake if watering is a part of his responsibilities. Scott said it was and will show Blake. Grant said the only real cost would be a timer for the unit. Blake needs to assist with turning it on and off. Mike likes that idea. Sharon thinks it's a good idea for the Facilities Manager to take care of. With the cost of this, it wouldn't require a vote if it falls within your budget. Grant informed the board the Dam will be sprayed in 2 weeks. Judy is helping with BAM and told Grant she is available to help with the transitioning of the grounds roles, still. Judy did pass to Grant a folder complete with all of his responsibilities and all background information needed for the Grounds Director role. Grant needs to schedule the dam inspection for the first week of August.

Clubhouse Sharon said Nathan will be back this week. The light placement will now be on the building. The estimate should not be different than we had from him before. She has had no luck with contacting the company who did our bridge, for repairing our banister. We are in a time crunch to get that fixed. Grant has a name that he will give Sharon of someone who could help.

Facilities Manager Blake shared we had 4 rentals in May. For June, we have 7 scheduled so far. Blake has cleaned off the windows. Two of our white tables are broken. It has been brought to his attention that the toilet door /dividers in the mens restroom are too short. Mike suggests we get a quote for new dividers from the original company. A garage company came out, lubed the coils (which need to be replaced). The two options are break and then fix or just fix. The garage cannot be manually lifted at that point (when coil breaks). Blake did receive quotes for a full repair. Finally, a new rug was purchased for the front entry.

Membership Kelly shared that we have one family with unpaid dues. Paul is stepping in to assist with that. Judy recommends turning that member over to our attorney. We have 28 Class C members total. Kelly is working on member sheets to have up to date contact information on members. One house just sold and will be using the electronic form to update the new member information.

Vice-President Last on the Agenda is voting on Scott Adams becoming the assistant Secretary along with Mandi Adams. This will still be one singular Board position with only one vote. Mike officially made a motion for Scott to be Assistant. Secretary to Mandi Adams. Josh 2nd motion. All voted in favor and the motion passed. Mike closed the meeting.

President

The next Board Meeting will be held on Monday July 10 at 7:30 p.m., in person, at the Clubhouse.