

WHA Meeting Minutes

July 10, 2023

Board Member Attendance:

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

Quorum is obtained when at least 6 Directors are present. Ten 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

President At the request of the President, Paul called the meeting to order at 7:31 p.m. and welcomed our guest as well as all Board members.

Secretary Mandi Adams said the latest Acorn has been printed. There will be paper copies at the Clubhouse if anyone would like a paper copy. Also, the cream color paper from Fed Ex that the HOA uses for the Acorn will no longer be available. Mandi will be asking for BAM updates from each member.

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

NBI Checking: \$7,320.01

NBI Savings: \$172,276.90

Chase: \$3,863.09

PNC: \$7,413.51

Total- \$241,202.42

Our CD is now at \$50,328.91. We are on pace with budgets. We don't have much for capital expenditures. He has been looking at places where savings jump out. Our water and sewer bills are much lower this year. We did budget for more than the bills actually are. So, there might be some extra money there. The other one is in Greer's budget for tennis. As we move along, a potential cost would be repairing the electric panel. Paul does feel that the panel should be done if we can find the extra money. Greer has seen quotes for tennis quotes

repairs vary from \$2K to \$12K. Greer would like to wait and see how the courts hold before committing her surplus budget. Brian thinks we can take the surplus from the water and sewage to cover the panel repairs.

Activities Jonathon shared with the board that the 4th of July cookout and bbq did happen and he received some good feedback from the event. The food was great and he will make sure there are more drinks next year. Paul asked how the turnout was for the parade. Jonathan thought there was a decent turn out, especially with it being rescheduled to a Monday. The face painter was a big hit. Jonathan asked if any of the garage sale signs turned up as previously, he and other board members were unable to locate them. Seems likely they were stolen. Jonathan asked if we should purchase more at this time. Paul suggested we wait. Next events are the Back to School bash on 8/12, the Woodlands Triathlon 3 on 9/3, the Chili cookoff on either 10/8 or 10/14.

Pool Josh Linderman began by sharing the Swim Team is done and had a great season! Swim Lessons are done as well! Josh received very good feedback. Josh also received very good feedback on guards, pool heat, clean, etc. Some small repairs were done. Josh fixed the pool light on the far end - screw-holder was stripped (drywall butterfly anchor). Mike fixed the PVC water supply to the deep end. Larry fixed PVC at the baby pool. So we can refill via auto-feed and not a garden hose! Larry and Mike also fixed tension on the gate. The new drain cover is working great (Larry and Mike). Pump 1 is running and pulling water from the skimmer channel. Blake - thanks for providing a men's room paper towel dispenser. Garden beds done! Larry helped clear out weeds. Rosie Springer planted new flowers! The leak has been fixed and the water level seems good! Great news is we are under budget compared to 2023! We officially have Handicap parking spots out front , thanks to Grant!!_Now for the bad news. The pool was shut down by the Hamilton County Health Inspector on June 19th due to low (zero) Chlorine. We ran out of liquid Chlorine. The 4 drums were empty. Eric, from Aquatic, brought over some liquid Chlorine gallon bottles and emptied them into a drum so they could go through the auto-feeder. The pool was only closed for ~2.5 hours. Josh thinks Aquatic had a good emergency response even though they caused the emergency via poor management! As for the baby Pool resurfacing, generally, very good feedback. Gelcoat is not slippery underwater. It will get better with actual usage this season. Josh reported there was an unfortunate injury. A child jumped into the pool backwards and hit their face on brick coping. The child lost a front tooth (baby tooth - not permanent). The Aquatic lifeguards didn't respond quickly enough according to the parent. The parent and Aquatic will talk about the incident. An incident report was filed with Aquatic. There are two more things to look at. First, the heater repairs are still needed. Josh fixed the burner trays. He thinks we will need more permanent repairs. Josh thinks that he and Larry can figure it out as it's purely mechanical. The heater is working "most of the time" but still has a sensor issue and shuts itself off. Josh scheduled repairs for Pilot Assembly and High Tension Kit for Friday. The quote for that is \$617 for parts and labor. Josh did not opt-in to replace heater elements (\$6000 burner tray) . This is what he fixed last time. The total cost will be around \$877 (just part of run-the-business costs). The last thing that could be a potential problem for us in the future is the drain. Eric from Aquatic said we have one main drain. It's fairly large. There's another one in the corner. We will need an unblockable drain at some point in the near future. Josh does not have a cost estimate for this. Josh thinks it would be a few thousand dollars. Now onto some fun, upcoming pool news.

The Triathlon 2023 is just around the corner. As for Lap Swimming, last month, the board agreed to have a consultation with Greg (HOA Legal Counsel). Greg Chandler advised against any kind of age-restriction! Since the board has approved the Lap Swim proposal in a previous meeting, we are a go! There will be new rules that apply to this. "Once every hour the pool will be cleared for a period of ten minutes for Lap Swim Break. During Lap Swim Break, lifeguards will not be on

duty and only patrons with adequate swimming abilities to use the pool independently without supervision may use the pool. During Lap Swim Break, lifeguards shall not be responsible for supervising the pool or anyone using the pool. Aquatic had feedback on this and sent it back to us. Feedback- Customer hereby instructs Company to facilitate a Lap Swim each hour, in place of a Safety Break, as described in the Agreement. Once every hour the lifeguards will be on for a period of ten minutes. During this break, lifeguards will not be on duty and patrons may use the pool as designated by Customer. During Lap Swim the lifeguards shall not be responsible for supervising the pool or for anyone using the pool. The Customer shall defend, indemnify, and hold harmless Company and its successors, parents, subsidiaries, and affiliates for any and all claims, actions, proceedings, judgments, losses, or liabilities, including reasonable attorneys' fees and sums paid for settlement, arising from or in connection with the Lap Swim. Right now, Josh is waiting on Greg's reply. Once Josh hears back from Greg, he will reach out to Paul and get his signature and can then send out an email to the neighborhood with all of the important information. Josh will inform our neighbors the current "Safety Break" will be repurposed into a "Lap Swim Break". This time is unsupervised by Aquatic lifeguards. It is meant only for adequately-skilled swimmers. Josh will make a sign that says "Lap Swim / Unsupervised Swim Time". Our legal council, Greg, confirmed the Sign that says 10yo must be accompanied by a parent. This is OK since it is specifically safety-related and more defensible. Here's to this trial run...let's see what happens! Josh did suggest the board to consider adding another session for swim lessons in the month of July since it was so popular. Paul asked if there had been any staffing issues with lifeguards this year. Josh said there have not.

Tennis Greer Trapkus-Harris shared Summer lessons went well. No major news. In summary, we had 31 total participants. The 5 - 7 year old group- 13 total. The 8 - 10 year old group - 9 total. The 11 - 14 year old group- 9 total. Greer is keeping her feelers out. She would like to line up a potential candidate or a few candidates now, interview them, and have them lined up for next summer. She is also keeping an eye out on court conditions. At the most, we will retape. Next year, we are moving toward bigger patch jobs. Paul asked if we could call CHS about Tennis coaching. Greer

Grounds Grant shared that in order to install a drip irrigation system, a spigot would be required. There is not a spigot on the side of the clubhouse as previously thought. Grant said that he is having difficulty getting in touch with Jeff Fox to set up the Dam Safety Inspection. Paul said he would reach out to Jeff. The dam was sprayed. The rip rap appeared to look ok. With it being Grant's first year for grounds, he wanted to get input on years previous handling. Paul said usually a little maintenance is performed with the thought of adding some and then they can add rip rap where we may have missed. He thinks we should get a quote and then have it added before inspection. As far as with Pond RX, we had a delay with them coming out. Paul would like for Ponds Rx to reach out to him when they come out since he's easily accessible. Grant said the kayak has been removed. As for Mr. B's, Grant has not been in contact with Donna. He instead spoke with another associate who said our account is current. Brian said he paid a bill in June.

Clubhouse Sharon began by sharing some of her BAM updates. As far as the A/C, that issue was resolved at the end of June. Sharon wants to revisit the light topic again. The original quote received was for the location of the light going on a pole. Now that we have changed installation spots to the clubhouse itself, the original quote provided no longer applies. Nate was to send a team out to look around the roof to find a good entry point for wiring of the new light. The original quote was \$760 will be more like \$1k now. She put this on hold

until she talked about it with the board. Sharon said she would other quotes if needed. She said it's non urgent and we can revisit again in a few months. The banister was fixed on 6/30. The contracts for the roof had expired. The contract has been updated. There is an increase of \$25. Instead of \$525, it is now \$550. This is for a 5 year period. SHaron needs to get this into google storage but is having difficulty accessing it. Sharon will continue to try to get into Google docs as she has other contracts to upload. Sharon said the HVAC repair was complete. Thanks to Larry for sticking around while it was done. After speaking to the HVAC techs, and listening to their advice , the electric panel should be replaced as soon as possible. Paul agreed but shared it would have to be replaced after the pool season is over. He also asked Sharon to get a more current quote from the company for the panel repair. Blake has a friend who could potentially assist with the light installation. He will reach out to see if that is a possibility. Sharon said that would be great. Its Annual Fire Department Inspection time. Blake will schedule that. Sharon was asked in an event of an emergency, and Blake and Betsy are gone, who is to be contacted? Betsy typically takes care of scheduling. Blake's understanding was that Sharon would be the next one in line to contact. Blake said he would reach out to Sharon in case of an emergency with B and B out of town. Blake does check his email regularly. Kelli asked if that is on the rental agreement? Not to Blake's knowledge. Sharon suggested sending out an email with all the important information and contact numbers prior to a reservation.

Larry asked if he should put the boxes up. Paul said not at the moment. He would like to look into the Nest system.

Facilities Blake has not purchased a No Weapons sign as of yet. Paul would like to take that task over. Paul would like to speak with our lawyer and insurance agent first, before making a decision on that. No Weapons allowed is a part of our rental agreement. Blake continued that he has been keeping up on watering plants. He purchased a sprinkler as well. He's been checking to make sure the Clubhouse A/C @75 degrees. Larry brought in boxes to cover and lock the A/C controls in the clubhouse. They come with keys. Brian suggested we look at investing in a Nest system for the clubhouse. June had 11 bookings. July has 6 scheduled. The last event, three tables fell apart before the event. Mandi asked if that total includes the two broken tables from last month. Blake said Mike fixed those two tables. Paul said we should replace the worst ones and watch the other tables. There is a broken picnic table on the grounds. It's broken beyond repair. Sharon has a free table if we can find some strong people to help move the heavy table. Blake checked all the smoke alarms. He will get some more smoke alarms and will install them.

Membership Kelly shared we still have one family who has paid last year's amount but has still to pay the \$25 plus the late fee. So, she will be following up with them. Paul said he would help. All class A members have paid. We have only one family who has not. Kelly was able to use google form. She wants to stop printing off welcome info unless a hard copy was requested. She will send a welcome email with pdfs and links to all appropriate sites. Kelli said the phone directory was to go out this year. We don't happen to have the funds for this and asked the board for insights. Members agreed to not print off as everything is online. Kelly had thought of an electronic directory. Kelli will look at options to

produce something similar but electronically. Kelly said she may not be around for the September meeting :). She will still check emails and be available as best she can.

Vice-President Mike had nothing to report.

President Paul will be reaching out to the HOA lawyer and HOA insurance agent to discuss the posting of signs. Paul reported the website is not fixed. He is still working on getting the issue resolved. Paul thanked all the board members and our guest, Larry.

The next Board Meeting will be held on Monday August 14, at 7:30 p.m., in person, at the Clubhouse.