

WHA Meeting Minutes

August 14, 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/ 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

President Paul Jansen was not present at this evening's meeting. Mike Simmons led the meeting. At the request of the Vice President, Mike called the meeting to order at 7:34 p.m. and welcomed our guest as well as all Board members.

Secretary Mandi Adams greeted the board and our guest, Larry. Mandi did not have any updates.

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

NBI Checking: \$6,807.36

NBI Savings: \$153,000.80

Chase: \$5,270.85

PNC: \$5,279.99

Total- \$215,417.06

Our CD is now at \$50,328.91.

We are on pace with budgets. Going into fall, we need to look at the money we have left. He was looking at our money market savings account. This year we have a better interest rate. That has affected our interest income. Last year, we received a few hundred dollars. This year, so far, we have accumulated around \$4k between our money market account and our CD. Brian wants to discuss this in the coming months as the board figures out the new budget for the coming year.

Josh asked Brian about the Aquatic payments. Brian took care of the individual charges, together with one check as Aquatic provided no full invoice with the small charges together.

Activities Tiffany shared with the Back to School Bash went ok. The food truck cancelled just before the event, unfortunately. That led to pizzas being ordered. That was an unexpected cost that was not planned in their budget. Tiffany said the Chili cookoff is scheduled for Sept 30th. There is a jazz band she has been in touch with to see if they can perform again. Tiffany was approached by a neighbor with a kid's clothes swap event idea for the neighborhood. Tiffany asked about the Woodlands HOA social media. How do we create a community through social media for our neighbors was discussed. Mike suggested someone should look up to see what that would ultimately take to set up. It could be a way to bring our community together, which would be a good thing. Tiffany closed with the Triathlon on September 3. It's not a costly event and would give us a good idea if it's something we could grow as a community.

Pool Josh Linderman began by sharing the things fixed. First is the umbrella. Larry - thanks for fixing the umbrella! Josh also thanked Larry for the great new baby pool feature, autofill, and "sprinklers". Josh fixed the pool light, which is a permanent fix this time. Handicap parking has been great to have in our parking lot. Josh has seen it being used often. There will be new pool hours once Carmel schools are back in session. Josh asked Blake to update the neighborhood road sign with the new hours of operation. Kelly O. will send an email out to the neighborhood and will update the website. Josh said that regarding the lap swim, he has been back and forth w/ Aquatic and Greg Chandler. We proposed "Safety Break --> Lap Swim Break" for anyone with sufficient swimming skills of no age. Aquatic agreed and sent a liability release form to us. But then Greg responded about HOA Liability concerns and suggested adding an age-related restriction. Josh suggested we will deal with this during the off-season since the pool is only open for a few more weeks. There is no need to implement something for the very end of season. Josh said that Paul will reach out about insurance coverage during unsupervised time per Greg's question. On to the heater problems. In the beginning of pool season, June, the biggest Problems were that the burners wouldn't light. Josh manually fixed the burners (FREE). Burner tray estimate: \$6000. Then, during the Mid-Season (mid-July) the heater problem became that the heater shuts off after a few hours (or other time). The fix to that was to have Mowery HVAC replaced High Tension Kit & Pilot Assembly (~\$877 spent). Now, Early-August, the newest problem is that the heater shuts off after 5 minutes. The potential fix is to have Mowery proposed a new Burner Assembly, Thermal Governor, Waterflow Sensor (~\$2200 not spent yet). Josh is coming up with a strategy after listening to what the last technician said... ("I've never seen a 4-year-old unit this new look this bad"). The technician said he would "probably just replace it" since parts aren't guaranteed to fix it. Josh would like to address during off-season. Josh will start pricing out new units and check into other options. Josh recommends buying a high-capacity residential heater as they are more serviceable & lower cost. Josh will email North Willow Farms pool director about a residential heater at HOA pool.

Larry Rich shared the unit has not been good for us. Larry shared that Mike thought he noticed a possible leak in the baby pool. When it was refilled, the next day it appeared 4 inches shy of previous water levels. Josh said the leak detector did not find any leaks in the baby pool when assessed. Brian shared he has noticed an increase in our water bill. This will be another off-season discussion for the board. Mike asked about the board reading the Capital Expenditure again before the next meeting. He will create a spreadsheet for the board to have access to.

Tennis Greer Trapkus-Harris shared Larry and Mike replaced the pickleball tape. The surface is failing, which we knew. In removing the tape, some of the surface was removed. Greer's recommendation for the next season would be to get the cracks filled and new paint. Cost would be more up front but will last us a little while. Larry asked about grinding the surface of the courts. It's something he has had done to his driveway and had success. Scott has a potential contact for that. He will forward that to Greer.

Grounds Grant began by sharing the Dam Inspection has been completed. It came back poor. Grant is waiting for inspection feedback before adding more riprap. Dam has been sprayed. Come next season, Grant recommends discussions regarding parking lot resurfacing. Larry said the dam needed to be sprayed again. Poison Ivy was found. Larry also shared the landscaping company for the clubhouse needs a limb cut down from a tree so that he can spray, mow and ect.

Clubhouse Sharon shared with the board that she would like to have the light project put on hold for now. She would also like to place the garage door replacement on hold. The door works and Sharon sees money needed elsewhere. Sharon will reach out to see if anything can be done for the men's stall bathroom door. It should have been noticed earlier than now, by the original contractor and Clubhouse Director. As for the electric panel, we have quote discrepancies. The original quote was from 2 years ago. Sharon cannot locate the paperwork but can find it in notes from previous minutes. The original quote was \$2200 per panel. The contractor did not literally incorporate the \$1800 additional cost for rerouting all the wiring, to the original quote. When he came back out, he said, the quote is around \$6700. This is an urgent repair. The corrosion from the pool has been eating away at it. Sharon found \$3k within her budget to apply to replace the panels. Since pool season is ending, we need to do this asap. The Firearms signs were ordered and are awaiting delivery. The HOA attorney approved of the sign.

Larry said he talked with Blake about the tables. All tables were repaired. Sharon said we have a checklist that is to be used after every party. Blake will be more diligent with the condition of tables after each party moving forward.

Facilities Blake said the clubhouse had a total of 5 rentals in July. August has 3 scheduled so far. An overgrown bush by the bridge was noticed. For smoke alarms, are we commercial or residential with the clubhouse? The smoke alarms Blake has for the clubhouse, he can install them. He will ensure they are in the correct location. Our fire extinguishers need to be checked again and up to status. Blake will schedule that. Josh asked about the locations of smoke detectors by the pump room. Blake wants to get another in that room.

Membership Kelly shared with the board that she is trying to get some more emails and contact info for 11 of our houses. She sent out an email with a link with the info sheet. Six out of seven emails were responded to. The link is good to use and she will continue to use the link. She questioned if she should continue post cards to get a response for updated info. Kelly will create a My Member sheet for Greer (Tennis) and Facilities, to show if a member is in good standing for lessons/parties. Greer said all she would need is name and address which is used for confirmation.

Vice-President Mike said to make sure to check out his spreadsheet for the next meeting. Mike then concluded the meeting.

President Paul will be returning for the next meeting in September.

The next Board Meeting will be held on Monday September 11, at 7:30 p.m., in person, at the Clubhouse.