

**WHA Meeting Minutes  
September 11, 2023**

**Board Member Attendance:**

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

Quorum is obtained when at least 6 Directors are present. Six members are present, and a 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 7:32 p.m. and welcomed our guest as well as all Board members.

**Secretary** Mandi Adams greeted the board and our guest, Larry. Mandi shared that it was time for the Fall Acorn. She said she would need everyone's blurbs by 9/30. Mandi suggested that everyone hop on the Woodlands HOA website and look through previous Fall Acorns.

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

NBI Checking: \$5,439.83  
 NBI Savings: \$148,657.29  
 Chase: \$5,449.70  
 PNC: \$5,279.99  
 Total- \$215,155,.72  
 Our CD is at \$50,328.91.

Brian told Paul what he mentioned during the last meeting. Brian brought up the interest we are accruing with our accounts. So far, Brian said we have made \$4, 547 in interest. That brings up our grand total in our accounts to \$218,592. We are on track. The difference from what we projected to what we have is around \$11K. Paul shared with the Board that Brian is moving. He is gracious to stick around and help us while we find someone to fill his role. Josh asked Brian about Venmo totals for pool fees. Brian said that total is \$520.61.

**Activities** Tiffany shared with the board that there were 20 participants in the Triathlon. The event went well. Next year, Tiffany would like to have more volunteers. The Swim Team coach helped and sent out an email about the Triathlon to help round up participants. A date has been locked in for our Chili Cookoff. The date is 10/14. Paul asked Tiffany to update our website with the Chili Cookoff information. Blake will update the Clubhouse Board. The timing of the event will be 4:30pm to 7 pm. Tiffany said she has reached out to Prancing Ponies, the band that performed last year and has reached out to a Face Painter. The Thanksgiving walk will happen this year. The Halloween cookout will also happen again this year. Tiffany has some dates secured for the upcoming holiday activities. The Santa Brunch will be 12/9/23. Christmas/Holiday Movie night will be 12/21/23. Tiffany asked about the potential public neighborhood Facebook Group. Ideas for setting it up would include members asking to join and asking for their address. Could this be a membership role? Paul would like to follow up on this when Kelly is able to be present.

**Pool** Josh Linderman began by sharing that the Pool season is done as of Labor Day! Josh updated the software for the gate (done on 9/11). Josh said he received the new proposal for 2024 Aquatic. There is a 4.75% increase over 2023 price. In 2023 our actual cost was \$62,956. In 2024, the proposed cost is \$ 65,948. Josh said that was minimal in comparison to previous years. Josh said we need to make a call on that by 10/1. Josh said we would have the same services. He was content with Aquatic's competence this year. The auto-renewal on Oct 1st so must cancel by Sept 30<sup>th</sup>.

Paul made a motion to approve Aquatics contract for the 2024 season. Josh 2<sup>nd</sup> the motion. All in favor. Josh will email Aquatic that we will auto renew. As for the Baby pool, we are going to leave it uncovered for the winter. Larry agrees it'll be fine to just clean after winter. Josh asked Brian about our water bills and if he had noticed it going up or down? Brian said it has gone up significantly. Josh is trying to figure out what is happening with Pump 1. Pump 1 is dying. When it's off, we don't lose water. When it's on, we lose water. That's the only pump that pulls from the returns. He will do more investigating on which pumps and pulling and placing and where. Josh will figure out a date for the Pool close-out. It will be done this week or next week because he knows the electrical work in the pump room will need to be done soon. Sharon said the contractor said he would need to do it by 9/20. He will be going to a different worksite afterwards for about two months. Sharon told the contractor she would follow up with him after our meeting this evening. It's tight for timing. Josh is going to deal with Lap Swim during the off-season. Josh was asked about insurance coverage. Paul said we can set up a meeting with our agent and ask. This is a good question to understand for any unsupervised time - like when the pool is closed. Paul will investigate that. Josh is still leaning towards tossing the Heater (During off-season) for a new one. He was quoted Barton for a standard heater for \$3400 with a \$250 installation cost. We have a rotted-out unit here. Josh will continue to get more quotes.

**Tennis** Greer Trapkus-Harris was not present this evening. There were no updates.

**Grounds** Grant was not present for the meeting this evening. He did send an update. He obtained a quote of \$2,500 to seal and paint the parking lot.

**Clubhouse** Sharon said our biggest concern is the electric panels. Sharon talked through the quote difference she was given from the contractor to Paul (who was not present at the last meeting). Essentially, Sharon can cover it with no change to capital expenditures. She also thinks we need to have our chimney checked/inspected. In our rental contract, it can be used if it is safely used. Paul said since she has the money to do the panel, she should do it. Paul made a motion to have the electrical work completed. Josh 2<sup>nd</sup> motion. All in favor. The panel replacement should take approx 8 hours and 56 minutes to complete over a two day period.

**Facilities** Blake said the clubhouse had a total of 3 for August. As of present, 3 are scheduled for September. Blake will be installing more fire/smoke alarms. Blake has been playing phone tag with the gal that assesses the smoke detector locations. He will continue to reach out. Our fire extinguishers have been checked. We now have carbon monoxide detectors.

**Membership** Kelly was not present for the meeting this evening. There was no update at this time.

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

**President** Paul concluded the meeting.

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