

## WHA Meeting Minutes

December 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	P
<b>Treasurer</b>	Brian Peterson	A	<b>Membership</b>	Kelly Oreshan	P
<b>Secretary</b>	Mandi & Scott Adams	P/ P	<b>Pool</b>	Josh Linderman	A
<b>Clubhouse</b>	Sharon Kinneck	A	<b>Tennis</b>	Greer Trapkus-Harris	P

Quorum is obtained when at least 6 Directors are present. Seven members are present, and a quorum is obtained.

Class A members: 420. Class C eligible: 327. Currently have 27 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 7:321 p.m. and welcomed our guest as well as all Board members.

**Secretary** Mandi Adams greeted the board and our guest, Larry. Mandi shared it is Acorn time. Blurbs are due by 12/22. Previous Winter Acorn blurbs have been done by the President, VP, Membership, Clubhouse, Grounds and Activities. Mandi recommended all to look over previous winter acorns to get an idea of what to include in their blurb. Once all the blurbs are obtained, Mandi can get the Acorn put together, go to Fed Ex for printing and then the Post office for stamps. Kelly has already created the labels for me. Mandi's goal is to have them out before the next meeting. Paul asked when the target date for the Acorn to be sent is and Mandi responded at the beginning of January.

**Treasurer** Brian Peterson was not present but did email the account balances with the board. They are as follows,

NBI Checking: \$6,373.78

NBI Savings: \$107,909.06

Chase: \$8,689.21

PNC: \$5,297.04

Total- \$178,598

Our CD is at \$50,328.91.

Brian also shared in his email update that we are good on expense and budget management in all areas. We have more income than expected in interest income. That will eventually be \$8K by year's end which includes the CD. We have more clubhouse rental income than expected. (\$5K more than estimated). Paul asked the board to think about what we would like to try to do next year. First being, the pool. Josh did send us an update via email. It included estimates with items that need to be repaired before the beginning of the 2024 pool season. Those items and costs are the heater @\$5700, the deep end pool drain repair @\$12K and the pump repair @\$1400. The next thing we need to think about is the tennis courts. We have discussed resurfacing and the option of a partial resurface. To take the court all the way down would be close to \$80K. The third item we should look closer at is the Dam. Paul would like us to think about those more so when we get together in January, we can discuss in further detail and decide on what we'd collectively like to do. Paul asked Greer to get a more updated estimate on partial resurfacing.

**Activities** Tiffany shared with the board that their Brunch with Santa event went well. There were approximately 50 attendees. Santa, a photographer came, and ornaments were made. Pottery by You made to go kits for the ornaments. It was cute and well received. Paul shared that he was approached by a neighbor who loved the Santa event. Tiffany may change when that event takes place so more kids can come (evening).

**Pool** Josh Linderman was not present for the meeting. He sent the board an update. Aquatic confirmed all pool invoices are paid for 2023 (Thanks Brian!). AS for the pool heater, the current unit is beyond repair and Josh recommends installing a new unit. Aquatic can perform installation before the 2024 pool season begins. The Heater Unit cost is \$4k. It is an electronic controlled, commercial grade unit with 406,000 BTU output, which was recommended by Aquatic. The installation cost at Aquatic is \$1700. The total estimated cost is around \$5700. The next costly update would be our deep end drain repair. Josh highly recommends fixing this before the 2024 pool season. Aquatic will coordinate with Barton Pool Services to perform the repairs in March/April. The base estimate for this is \$9,500. Eric Kemeny said to budget around \$12K for possible overages. Our last needed repair with the Pump 1 repair. Pump 1 (the screaming pump) is no longer functional and needs to be replaced. Aquatic can complete those repairs before the 2024 pool season. That estimated cost is around \$1400.

**Tennis** Greer Trapkus-Harris said everything is down and stored. She thanked Larry and Mike for all their help. We are now ready for Spring!

**Grounds** Grant heard back about the inspection. The good news is we were from poor to conditionally poor. In 2019-2023 the principal spillway improved. Everything else turned out the same as before. The primary issues we have to do with property lines. Paul said to alleviate that issue we would need to do a Spillway capacity analysis and test, along with the \$10k emergency plan. Paul would like us to develop a plan to address some of those. Paul asked how the rip rap was. Grant said rip rap was good. There are a few small items. The biggest items were what Paul talked about. We should come up with a plan for the high-end repair items. The goal is to Not go backwards with the dam.

**Clubhouse** Sharon was not present but emailed an update. The chimney inspection was completed and there are no concerns to report.

**Facilities** Blake said the fireplace is good to go. He said our mailbox needs to be replaced. The post is good, the box is not. As for events, we had 5 in November and for December we've had one. There are five more scheduled for the month. Paul asked if he knew how many bookings we have had so far. 48 bookings total for 2023.

**Membership** Kelly is getting ready to send out the dues notices. She is getting labels ready for that. Kelly confirmed that is separate from the Winter Acorn. Paul said they were separate. He also suggested talking to Brian. Paul reminded that the dues went up. She also said she has been in contact with the title companies of incoming residents.

**Vice-President** Mike did not have any updates.

**President** Paul had two items to discuss. He sent a proposal of the upcoming budget to the board. From an income perspective he accounted for a 5% increase. That would be 409 paying class a members which brings us slightly over \$200K. He calculated the class c members on the conservative side at 20 Class C members which would give us another \$9,800. Calculating transfer fees, rentals, we are estimating running 220k income. That is about 9k more than last year's budget and about 2k less than actuals this year. We budgeted @\$211K income and had \$220K. That is due to more rentals and accruing interest. We will be pretty flat from a budget perspective. Our operating expenses are around \$213k. Paul asked if there was anything that needed to be added in. Paul will check with Josh to make sure we have what we need, from a pool perspective. Paul will then create a form that we have done in the past, that shows the 2023/2024 budget along with anticipated actuals. Next item is the open positions for next years board. We have a lot of open positions. We must fill the Treasure position immediately (Brian has moved to a new neighborhood). We also have the 2<sup>nd</sup> year of the Clubhouse position to fill. Sharon was on for only a year. Those positions are not on the ballot. Positions open for the official ballot are the President, VP, Secretary, Tennis, Pool (Josh will not leave the spot open) and Activities Codirectors (both will stay on). We have a few names, but Paul would love more names to potentially fill these roles. Paul thanked everyone and adjourned the meeting.

**The next Board Meeting will be held on Monday, January 8, at 7:30 p.m., in person, at the Clubhouse.**