

WHA Meeting Minutes

November 13, 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	A

Quorum is obtained when at least 6 Directors are present. Nine 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 with the board that she was unable to get the Fall Acorn completed because she did not receive all the blurbs. She said that the Winter Acorn was to go out in January. She would need blurbs for that issue by 12/22/23. Previous Winter Acorns included blurbs from the President, Vice President, Clubhouse, Membership, Activities and Grounds. Mandi said she would follow up with those who hadn't submitted a blurb by 12/22. This is the first time in the history of our HOA that an Acorn did not go out and that really bothered Mandi. Mandi told Kelly that the Winter Acorn will need labels made/printed off for every resident. The previous Membership Board Member printed off the labels for Mandi. Kelly said she would follow up with that previous member regarding that. Mandi said, we only have three Acorns a year. The fall Acorn gives an overview of all the happenings within the neighborhood over the summer. Neighbors want to know how the swim team did, if there were any updates made to the pool itself. They also want to know about the lake and dam. Each Acorn serves a purpose. Paul asked if we could send out a message about the missing Acorn. Mandi thought that was a good idea since the Acorn would showcase the fun upcoming holiday activities. Paul asked if Mandi would put a little something together to send out to our neighbors. Mandi said she could make a mini-Acorn and get that sent out via mail chimp for our neighbors.

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

NBI Checking: \$6,132.52
NBI Savings: \$117,541.93
Chase: \$7,339.21
PNC: \$5297.04
Total- \$186,639.62
Our CD is \$50,328.91.

Brian asked about the CD and found out that all the interest will show at once. It is accruing even if it is not showing. We made a little bit more than expected in three areas. The first being Class C. The second was clubhouse rentals and the third was interest income. That was the result of interest rates. We have around \$14K for capital expenditures. At the beginning of the year we didn't think we would have that. Our original expenses included \$9k. Paul asked if there is anything we should do this year or bank it for 2024. Board members thought it would be better for us to get a better idea of dam costs, pool, and tennis before going forward in 2023 with these expenditures.

Activities Johnathon said we will be having a lot of fun events coming up. The brunch with Santa will be at 11 am on December 9th. There will be bagels and other goods, a photographer, and a clay ornament craft by Pottery By You. All supplies are provided. The PBY company will take the ornaments created, use their kiln, and will return them, all finished, to the clubhouse for pick up. Activities have planned a Holiday Movie night on December 21 at 6pm. Jonathon confirmed with Josh the 5K Thanksgiving Day Walk. Josh said he would put a little blurb together and will get that out. It will begin around 9 am.

Pool Josh Linderman began by sharing that the pool is physically covered and shut down. Josh asked Blake and Larry if the pumps were working well to get the water off the top of the pool. Blake said they were. Blake said he checks it often. Larry said he and Blake had been staying in touch over it. Larry also offered to replace the light out there. Josh shared that the Aquatic contract has been renewed. The level of service should be the same as last year. Brian paid the last invoice to Aquatic, which was \$630. Josh said Aquatic is going to get quotes for a smaller, better pool heating unit like North Willow neighborhood has. Josh thinks it will be around \$5k for that kind of unit. He will let the board know once he has quotes from Aquatic. The current heater is no longer worth maintaining with small fixes. Our main drain in the pool needs to be replaced so it is compliant with the new safety standards. Eric from Aquatic suggested we set aside \$12k for it. This would have to be done before the pool would open. Water would need to be drained out. Josh will work on the lap swimming for next season.

Tennis Greer Trapkus-Harris was not present this evening but sent the update that the nets will be coming down on November 19th in advance of the rain and cold snap.

Grounds Grant said the Dam inspector, whom he has not been able to get in touch with, has not sent out the dam report. The inspection was two months ago. Paul said he would help get in touch as that has not happened in the past.

Clubhouse Sharon said the electrical fixed. Tomorrow the chimney will be inspected. Blake will be meeting with them with the check for payment. The clubhouse is renewed for the roof inspection. Clubhouse budget will cover that. Larry asked when our furnace will be inspected. Sharon said that is to take place November/December. They should be reaching out as we renewed with them this past spring.

Facilities Blake said the clubhouse had a total of 3 rentals in November so far. 2 were completed. There are three more scheduled for this month. He will be changing the filters tomorrow.

Membership Kelly shared that she has been keeping up the title companies.

Vice-President Mike had nothing to share at this time.

President Paul said he would like to put together a nominating committee for next years board. He would like Mike, himself, Scott, and Kelly to be on this committee. This committee will help identify candidates to serve on next year's board. The ballots will be in the winter Acorn. Positions needing filling are VP, Sec, Pool... unless Josh comes back next year... Co Activities Director and Tennis.

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