

WHA Meeting Minutes

January 8, 2024

Board Member Attendance:

President	Paul Jansen	P	Activities	Johnathon & Tiffany Buckingham	P/A
Vice President	Mike Simmons	P	Grounds	Grant Morris	A
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. 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 7:32 p.m. and welcomed our guest as well as all Board members.

Secretary Mandi Adams greeted the board and our guest, Larry. Mandi shared she was still in need of a couple of blurbs for the Winter Acorn. She needs a blurb from the President, Activities, and the Clubhouse. She needs those blurbs asap. Once she has those, she will finish the Acorn and get them mailed out.

Treasurer Brian Peterson shared with the board the following..

NBI Checking: \$6,831.62

NBI Savings: \$101,260.91

Chase: \$9,216.60

PNC: \$5,297.04

Total- \$172,935.80

Our CD is \$50,328.91.

Brian also shared that our budget looks good overall. Swim Team is under budget. Tennis is also under budget. We have about \$20K for Capitol Expenditures. Paul proposes we use the extra cash to fix the pool drain and the pool heater. That would cost us around \$19K. The work will not be done until next year, but we could that money towards that. Paul asked if there were any other items to consider or add. Mike asked about the grounds and if we should put money towards that. Paul responded that first, we would need to complete a spillway analysis which is around \$10K. Second, we would need to dig out cores in the dam. The third would

be the development of an emergency preparedness plan. It is estimated to cost between \$5K-\$10K. Paul feels these items should be applied to next year's funds. Paul proposes we use the 2023/2024 surplus budget for the pool. Our guest Larry asked how much the heater for the pool costs. Josh responded that the heater \$4k for the unit and about \$1700 for the installation. It would be a much better unit than we have currently. Deep end drain would be around \$11,040 and completed by Barton Pools. Its an extensive quote. They would jack hammer out the drain line, into the concrete, rebuild two separate sub pits for the drains and then rebuild it from there.

Paul made a motion for the 2023/2024 excess income to pay for the pool. Scott seconded the motion. All in favor. Motion passed.

Josh will follow up to get that project started. It's a four-week job.

Activities John shared with the board that all the Holiday activities went well. Christmas ornament decorating was great. Lots of fun was had during the Holiday movie.

Pool Josh Linderman shared the deep end drain is a big job. Aquatic will coordinate with Barton Pools to get the job going. Josh said they will need 50% of payment up front. Josh asked Brian if he could do a wire or cashier's check. Brian said he could do a cashier's check. Josh said they do not want a credit card due to fees. Josh can put the estimate for that repair on google drive. Josh said the pool heater replacement will be completed by Aquatic. It's not an intensive repair as the pool drain is. Kelly asked if the swim team's parents are the ones to reach out to the board and neighbors for swimming? Josh said he would reach out to them to see who is taking over the Swim Team. Kelly said she will update the Class C postcard with updates with the pool.

Tennis Greer Trapkus-Harris said she has phone calls out for the tennis court fixes.

Grounds Grant was not present and there were no updates.

Clubhouse Sharon said all that was left to take care of is the inspection on the furnace. She has called them twice with no response. She will try again. Larry offered to drive over and/or to reach out to them. Blake has also reached out to them without getting in touch with anyone. The furnace inspection has already been paid for.

Facilities Blake shared we had 53 rentals for the 2023 year. We currently have 4 requests for bookings for January rentals.

Membership Kelly met with Lisa, the previous membership director for the HOA, to finalize Quick Books. All is now up to date. Emails generally go out on 1/15. Postcards went out late last year. Kelly will send them out in early February. Kelly will make sure the dues email goes out by 1/15.

Vice-President Mike did not have any updates.

President Paul would like to discuss two items. First would be next year's budget. Last year's budget, we had income projected at \$210,344. Our expenses were budgeted at \$207K. What our actuals were \$221,504. Most of that increase is coming from interest, rentals, and Class C members. We were very conservative when budgeting. Standard operating expenses were \$196,900. Most of that comes from Tennis not spending their budget. With that excess, we took care of the parking lot resurfacing and fixing some pool items. When that is added together, it puts us close to spending what we brought in for the year and putting about \$9K/\$10K into capital reserves. We are proposing for 2024 (conservatively), our incoming budget of \$221K. Our operating budget would be \$210K-\$215K.

Motion to approve the 2024/2025 Budget. Scott 2nd motion. All in favor. Motion passed.

Next item for discussion is next year's ballot. Scott has been helpful in getting recruits.

First up, we have Brian's treasurer position. We have David O'Halloran who has agreed to replace Brian and take on the Treasurer position. He is not on the ballot.

Motion to approve David O'Halloran to take on the Treasurer position now through the fiscal year (now through next fiscal year). Josh 2nd the motion. All in favor. Motion passed.

The 2nd role we need to replace is Clubhouse. Sharon was gracious enough to stay on for a year. We haven't found anyone to fill that role yet. She will not be on the ballot. Sharon will stay on until a replacement is found. Thank you, Sharon.

Next up is the official ballot. President, Vice President, Secretary, Tennis, Pool and Co-Activities. For VP, we have Jordan Wood. Pool, Josh has agreed to stay on until we find a replacement. For tennis, we have Marcia Kossel. For the Secretary role, Sarah Cummings. Finally, for Co Activities, we have Jonathon. Except for the President role, we have these roles potentially filled. If anyone knows of someone who would be interested in the president role, please forward their information to Paul.

Motion to approve the 2024/2025 ballot as it is (without an official president nominee). Josh 2nd motion. All in favor. Motion passed.

The next Board Meeting will be held on Monday, February 12, at 7:30 p.m., in person, at the Clubhouse.