

## WHA Meeting Minutes

February 12, 2024

### 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/ David O'Halloran	A/ P	<b>Membership</b>	Kelly Oreshan	P
<b>Secretary</b>	Mandi & Scott Adams	A/ A	<b>Pool</b>	Josh Linderman	P
<b>Clubhouse</b>	Sharon Kinneck	A	<b>Tennis</b>	Greer Trapkus-Harris	A

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 7:30 p.m. and welcomed our guest as well as all Board members. Paul welcomed our new Treasurer, David O'Halloran, who is taking over the role for Brian Peterson.

**Secretary** Mandi Adams nor Scott Adams attended tonight's meeting. Paul shared the secretary update. The Acorn went out. Paul would like it sent out in a MailChimp with a reminder of the upcoming March 11<sup>th</sup> meeting. Last year there was a problem obtaining Quorum for the meeting. We need 35 households to obtain a quorum to vote on the HOA ballot. Paul asked Kelly if she could send out that MailChimp.

**Treasurer** While Brian Peterson and David O'Halloran finish transitioning the role of Treasurer, Paul will be giving updated financial information.

NBI Checking: \$15,746.19

NBI Savings: \$196,563.24

Chase: \$8,192.71

PNC: \$5297.04

Total- \$

Our CD did mature, and we took it out. Kelly asked if she knew how many members have already paid? 130 members or so? Kelly said last, she had checked, there's around 40 or so more out there. Kelly had a few more to move (deposit) in the accounts. Paul said we are in good shape financially. David said we just deposited

some checks recently for the chase account. \$8192.71 is the most up to date balance. Blake asked who takes care of AAA. Paul said that should go through the treasurer.

**Activities** Tiffany is planning for Easter festivities and will be getting the year's events in order. She also mentioned to the board that her neighbor would be interested in sponsoring the neighborhood garage sale. Paul thought that a nice offer, but it would go against the HOA's standard operating procedures and bylaws. Josh mentioned that last year we had some garage sale signs stolen. Those will need to be replaced. Our guest Larry shared that while in the clubhouse basement with a repair man, he saw several black metal frames that would just need inserts for the garage sale.

**Pool** Josh Linderman shared the deck cleaning has been hard to find. Josh hasn't been able to get in contact with the previous company we used for the pool deck and tennis courts. There are three upcoming expenses. The pool heater will be replaced soon. The price will be around \$4K, that we budgeted. Once one is found and everything is a go, Josh will reach out to David as for payment. Aquatic will be doing the insulation. The deep end fix will be done by Barton. The first half of that has been paid for by Brian. We are on schedule for that to be taken care of early March. The second half of the payment goes out once it is completed. The estimate is around \$11,040 for the entire deep end fix. Then we have pump 1 that comes to a cost around \$1400. Swim Team, Michelle Kirby will be taking over. Josh would like her to come to April's meeting to talk budget for the swim team, coaches and all the like.

**Tennis** Greer Trapkus-Harris was not present but sent an update through our guest, Larry. Larry has four confirmed contacts for the tennis courts, but none of the four companies would not move forward until Fall.

**Grounds** Grant shared he will be planning for the spring/summer. Paul asked if we could get the most updated dam inspection on our website. Paul thinks there are a few things to improve on the Grounds page on the HOA website but can delve more into that during another meeting.

**Clubhouse** Sharon was not able to attend tonight's meeting. There were no updates.

**Facilities** Blake shared for the month of February; we have 8 events in total. Blake has left a message to replace a valve. A new mailbox has been installed. Josh asked if renters clean up after their parties. Blake said most do clean up, but things are not mopped for spills, etc. Blake goes through the rental list with renters. Most are responsive and follow the list. When they do not, Blake comes through and cleans up. We do require a deposit for rentals, but we should state that is, in part, a cleaning deposit. Josh suggested tracking it. Blake said it is about a 2-hour process to fully clean after a rental.

**Membership** Kelly said 181 members paid. We have three partial payments. We have two who will need to follow up with. We also have follow ups with large property management companies for their tenants (rentals in our neighborhood) homes. Actual paper invoices have gone out as well. We have 4 Class C as of right now.

**Vice-President** Mike had no updates.

**President** Paul reminded the board we need at least 35 households for the meeting in March. Please invite your neighbors. We may also want to do a MailChimp as a reminder. It can include a ballot too. Paul said he'd kick off the meeting and then hand it over to each member to give a summary of their roles/how their year went. He would then go through the new business items which is approving the budget for the upcoming year and then approving the ballot. We wrap up the meeting with a raffle to win a year free of HOA dues. We will need a list of all who have paid dues, and we will need to track them as they walk in so we can get them entered in the raffle.

Larry asked about the CD. Paul said we did not renew the CD and placed it in our savings. We talked to Brian about it, and he felt it wouldn't be worth keeping separate from the savings account.

Meeting adjourned.

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