

WHA Annual Meeting Minutes

March 11, 2024

Board Member Attendance:

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

Facilities Managers - Blake and Betsy Abshire. Blake was present.

10 Directors are present. *members are present, and a quorum is obtained.

Call To Order/Introduction

President Paul Jansen Officially calls for the Woodlands Home Owners Association Annual Meeting to begin. Paul thanked all for coming out. Paul gave every attendee a meeting agenda to look at as he officially began the meeting. We will go through an update from each board member, introduce the new members on slate for nominations, vote and then discuss our upcoming budget for this year.

Before diving into that, Paul thanked all the members on the board. It's said many times, this is total volunteer work. It's been an honor to work alongside these fine folks over the past few years. We do have some members moving on. I'd like to personally thank Scott and Mandi Adams. It was either Larry or I who wrote them in for a nomination. They are incredible and I can't thank them enough. Greer Trapkus-Harris has been with us as our tennis director. Greer has done things with our Tennis that most other neighborhoods don't have. We are grateful for all your work, Greer. Both of those roles, Secretary and Tennis, are on the ballot this evening. There are a couple of other board members who were elected last year and were only able to work on the board for a year. We have replaced those members. Sharon Kinneck, who has been our Clubhouse Director, was previously our Activities Director. We have relieved Sharon of this position and have brought on Jeff Bugher. Jeff, thank you for coming on board. Thank you, Sharon, for all you have done for us over the years. Next, we have David O'Halloran. David has taken over for Brian Peterson as Treasurer.

Now, looking back on this past year, I would call it a success. Each year the board tries to put things in place to help us make sure we are effectively managing. A few years ago, we had a formal Reserve Study performed. Many neighborhood associations will hire a company that specializes in the structure and running of HOA's and their properties. We now have an outlined plan to follow to make sure we are keeping our properties maintained and updating the grounds. It has been a fun journey for Paul this past year. He now gives the floor to Kelly Oreshan, Membership Director.

Membership Kelly Oreshan said she has lived in the neighborhood for four years now. Kelly apologized if there has been any delay in her responses as she has had another baby. The best way to get in touch with her is membership@woodlandshomeowners.org. Our neighborhood had 10 houses for sale in 2023. Fun fact, the average price of the homes was \$437K. So far in 2024, we have had two houses up for sale. Kelly said she has sent out invoices through QuickBooks on the 15th of January. If it's noticed that that invoice is not popping through in January, please let Kelly know and she will take of that. 279 paper invoices were mailed out at the beginning of February. Postage for that came to \$200. Our HOA collected \$190K in dues with 5% outstanding in payment. Class A houses are homes in our neighborhood. Class C homes are homes outside of the neighborhood. So far, 9 members have signed up so far through the Class C Postcards that went out in January. We have budgeted for 20 Class C members. Class C members pay the same dues as we do. This allows access to the pools, tennis etc. Also, Kelly has a new google form for neighborhood information. Any updated information for families can be done through a link Kelly would send out.

A guest thanked Kelly for doing a job well done. Paul seconded that! Kelly is wonderful!

Paul is handing the floor over to Activities. Before so, Paul thanked our Activities Directors. Our neighborhood is unlike any other with all the Wonderful, Family filled Activities that is planned out for our neighborhood.

Activities Johnathon began by introducing himself and his wife Tiffany, whom is the other Activities Director. We have an Easter Event coming up for March 24, 2pm to 4pm. There will be an egg hunt out front. We have our updated David G. Graham cookoff award! From 2017-2023 is now on there. All we need is a special place to hang it. Both Johnathon and Tiffany plan activities that are family centered. Johnathon said if anyone has any ideas for an adult activity, please reach out to them. Please reach out if they have any fun ideas for activities overall, to share. Volunteers are very appreciated at our events!

Paul thanked Johnathon for all their hard work with Activities. Next up is Grant Morris with a Grounds update.

Grounds Grant Morris greeted everyone. He said 2023 was a smooth year for grounds. The biggest event of the year for grounds was the bi- annual dam inspection. We did pass with an a conditionally poor rating. As a board, we are looking into options to improve that rating. We do have two years to fix the issues raised within the inspection. Major accomplishments this year have been recoating the parking lot and adding in handicap spaces. We also have wonderful crews and volunteers to help keep the grounds running smoothly for the neighborhood. Thank you, Larry Rich, for all of your hard work around the neighborhood. Grant shared that our kayak and boat storage is full. We did send out information in a mail chimp.

Guest question- Would it make sense to build a rack to store boats? Grant said that is something we can discuss at the next board meeting.

Guest Question- Did you say that we did not pass on the dam? Grant replied that we did pass the dam inspection. Our rating went from poor to conditionally poor. There are some major improvements that need to be made to take it to the next step. Those improvements are rather costly. We as a board must evaluate what we can do within the next 24 months. Paul shared the recommendations that we have been given. One is called a spillway capacity analysis. So, the state says, if it rains x amount over x number of days, we need to make sure you have enough capacity to accommodate the spillover. That is an analysis they would like us to do. If the state does not approve, we would have to put a plan together. The second thing they would like for us to do is bore cores into the dam to ensure its integrity is still there. Those are two things that have been recommended we do and as a board, we will determine when and how we can make that happen.

Guest Question- If we have a large cost to fix our dam, has anyone thought about writing/applying a grant? That would take a large burden off us as a neighborhood. Paul thinks that is a great recommendation and asked if anyone has knowledge of how to do that, to please reach out to the board.

Paul introduced Sharon, our Clubhouse Director.

Clubhouse Sharon Kinneck shared that the first thing on her agenda last year was to get our roof inspection contract updated. We now have a 5-year contract with Buckner Roof. We have been promised no financial increase within the 5-year period. Next, in our pump room, we relocated and replaced the electrical panels for safety purposes. That was a \$6800 cost that was within our budget. Another accomplishment was securing a new contract with Pepper Heating. They inspect our heating and A/C twice a year. Our last inspection went well. We had our chimney inspected as well. It is in good condition. The banister outside the entry door to the clubhouse was replaced. There are a few upcoming items that will need to be taken care of. The garage door spring will need to be replaced. That is a cost of \$1k. The last thing that was recommended was having a flood light installed by the dumpsters. We do have an electrician who has priced it at \$1k.

Paul thanked Sharon and welcomed Josh to the floor.

Pool Josh Linderman greeted the guests. Josh said that we will continue to use Aquatic. We did have issues with them that have improved over our time with them. Lifeguards can apply through Aquatic, online, for our pool. We will have swimming lessons again. We are looking at the same timing as previous years and cost. Michelle Kirby will be taking over the Swim Team. Josh shared that the baby pool was resurfaced going into last year and it is holding. He also thanked Larry Rich for the additions to the baby pool. We did have some leaks. All of those have been fixed and lowered our water bill. There are three upcoming costs for 2024. First, the big drain, in the deep end. It essentially needs to be redesigned and redone to meet all safety standards and requirements. That should start within the next week. It will be taken care of by Barton Pools. The next item will be having a new pump installed, pump one. Last year it sounded like someone was screaming in the garage. That will be fixed. Lastly and most excitingly we are getting a new pool heater. It will be a next generation model that will be serviceable. Josh reminded everyone to please have your guests pay their fees. All those small amounts help us pay for things like heaters and umbrellas, etc.

Guest Question Do you have a list of each cost for the three repairs? Josh said yes. Costs for the three repairs are as follows. \$11K current estimate for the deep end drain repair. A new pool heater will be \$5500 (with installation). It's already on order. \$1500 for the new pump. All these costs are funded under our 2023/2024 budget.

Guest Question Will can we find information on swimming lessons. Josh will make sure it is on our website. We have last year's info posted. He will update that shortly.

Guest Question Will there be any lap swimming this year? Josh said he is speaking with our lawyer on that issue right now.

Paul thanked Josh for making the pool fantastic!

Tennis Greer Trapkus-Harris began by sharing the tennis court typically opens after the courts and pool deck are cleaned. She does have the cleaning is scheduled, alongside the pool, for March 29th. Please put this on your calendars as there will be a transition within board members. They will need access to pool deck and water spigots. Last year we were able to run two sessions in June and part of July. Contact has been made with Lauren Gardner, our coach from last year, and she has expressed interest in continuing again this year. Contact information has already to be passed on to next tennis director. Kids lessons will be like previous years; Tuesdays and Thursdays at 10:00 - 10:45, 11-12, 12-1. The tennis and pickleball nets should go up in April, after the courts have been cleaned for the year. Keep an eye on pickleball taping. That will likely need to be redone this year. Keep the courts in mind as investments are made in the neighborhood. Pickleball nets should go up after March 29th, when the tennis nets go up. Last year, we hosted open play pickleball on Mondays and Thursdays, which were well attended. I would recommend to the oncoming tennis director to consider the possibility of continuing in the future.

Guest Question Will we have a lock on the tennis court gate? Greer said no. At this point, we haven't come up with a solution as to what type of lock etc.

Guest Question How long do you think it will take to have the tennis courts repaired? Paul responded that we do have quotes on repairing the courts. They are extremely high-cost items to fix. We are going to follow our Reserve study. Greer said some of the small fixes will not stay for long as it's just fixing the same thing repeatedly.

Paul welcomed our new treasurer David O'Halloran who took over for Brian.

Treasurer David O'Halloran has lived here since 2020. He said he was happy to be here as this is a great neighborhood. He shared the bank balances next.

We operate three different bank balances. One under the header of the swim team. They really manage their own bank balances. Under the Clubhouse itself, we have a Chase account. That is where monetary collections of events here go. We pay bills out of that account that apply to the clubhouse. Finally, our main operating account, which is where all your dues are paid into. We have a main checking account and a money market savings account. We did have a CD but moved it into our savings account. The interest is for that is as good as the CD was. We collected more than we had planned. On the operating side, we are on pace within our budget.

Bank Account totals-

NBI Checking: \$10,985.25

NBI Savings: \$321,200.16

Chase: \$9,257.04

PNC: \$5,297.04

Total- \$346,712.49

Paul asked if there were any questions about last year's financials. Now for our Vice President, Mike Simmons.

Vice President Mike Simmons said he has been living in our neighborhood for two years. This past year, while he has served on the board, it has been enjoyable to watch everybody work hard. We have members on this board who have served for several years. Paul, you are one of them. A big thank you to Paul and all he has contributed over the years.

New Business: Voting on Officers/Directors and Budget

President Paul Jansen had Mike introduce the names on the slate. President, Mike Simmons. For Vice President, we have Jordan Woods. For Secretary, we have Sarah Cummins. Tennis, Marsha Coswell. Co-Activities Director, we have John Buckingham. Pool, we have Josh Linderman.

Paul Jansen made a motion to close the nomination process and that the members vote by oral ballot and show of hands to approve the slate of candidates just introduced. Jim B (neighbor) seconded the motion. The vote by the members was unanimous to approve the slate of candidates. Motion passed unanimously.

Voting on New Budget

Paul Jansen briefly went through the budget that was attached to the Winter Acorn. Jim B (neighbor) made a motion that the members vote by oral ballot and show of hands to approve the budget for the upcoming fiscal year 2024/2025. Mike Simmon seconded the motion. The vote by the members were unanimous to approve the budget. Motion passed unanimously.

Raffle

Kelly Oreshan picked the winning ticket for the 2024 reimbursement of dues! Congrats to the Winner!

Paul thanked everyone for coming out and adjourned the meeting.

Next meeting will be held at the Clubhouse on April 8th, at 7:30 pm.