

WHA Annual Meeting Minutes April 2024

Board Member Attendance:

President	Mike Simmons	P	Activities	John & Tiffany Buckingham	A/P
Vice President	Jordan Wood	P	Grounds	Grant Morris	P
Treasurer	David O'Halloran	P	Membership	Kelly Oreshan	P
Secretary	Sara Cummins	P	Pool	Josh Linderman & Aaron Burgess	P/P
Clubhouse	Jeff Bugher	P	Tennis	Marica Cossell	A

A quorum is obtained when at least six (6) directors are present. Nine (9) directors were present; therefore, a quorum was obtained.

Others in Attendance

Michele Kirby, Swim Director

Swim Director (Michele Kirby)

- New to the swim director role. Diane is still managing the funds. There is a slight delay in activities supported by this role.
- Two returning swim coaches for this year
- 7 Teams are in the league
 - Three (3) home meets
 - 6/4/24
 - 6/11/24
 - 6/18/24
 - Knights of Columbus is hosting the meets.
- Budget is based on 70 kids
- Swimmngly cost us \$20 per child
- Each participant will need to pay
 - \$5300 is the current balance for the swimming activities fund.
 - \$2000 per head coach (last year was \$1700)
 - Last year, it was \$133 per swimmer; this year, we hope to lower it by \$10-13 per swimmer.
 - Assistant coaches are paid \$30 per practice and \$50 per meet.
 - All calculations will be based on the number of children that sign up.
 - Each family (not per child) is required to do three (3) volunteer shifts or pay \$50 per shift to opt out, which will be paid to a coach as a replacement.
 - Motion to allow external children to participate in the swim teams, agreed upon by board (should be sponsored by a local family/friend, but will not be permitted pool privileges)
 - The swim team is not subsidized by the neighborhood other than the facilities.
 - Aquatic of Indianapolis schedules the lifeguard for the swim meets and practices.
 - Michelle cannot obtain access to the Swimmngly account, which is delaying the organization's progress.
 - Swimmngly will manage the waivers.
 - Liability insurance only covers members of the HoA (should confirm with the legal team).

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Budget (David O'Halloran)

Bank Account Summary		
Account Description	March Balance	April Balance
The National Bank of Indianapolis (checking)	\$10,976	\$21,293
The National Bank of Indianapolis (money market)	\$322,670	\$326,748
Chase (clubhouse)	\$9,257	\$10,145
PNC Bank (Swim Team)	\$5,297	\$5,297
Total Cash	\$348,200	\$363,483

Budget	
Description	2024 Budget
Membership Fees	\$210,210
Clubhouse Rentals	\$5,000
Transfer Fees	\$750
Tennis Lessons	\$1,500
Pool Guest Fees	\$500
Interest Income	\$3,500

Budget Discussion

- The accountant is paid \$500 a month, and a guest proposed reducing the salary as the HoA doesn't have any employees anymore. The accountant is essentially managing the assets only. The accountant is Kyle Plack, CPA.
- David O'Halloran does not yet have access to the Chase account.
- Paul (former president) to schedule an appointment with Chase to get Michael Simmons and David O'Halloran to be added to the Chase account.
- Former Board members of HoA need to be removed from all of the bank accounts.
- David will work on updating the charter so that the appropriate people are added and removed from the bank accounts.
- Spectrum account costs about \$200 monthly for internet and cable; the account is registered in an old board of directors' names. This should be resolved by canceling the account or getting access to the account.

Activities (Tiffany Buckingham)

- Clothing Swap - low participation rate, but Tiffany will advertise one for the Fall.
- Garage Sale - **May 30-June 1st** (Woodlands, Woodlands Springs)
- Easter Event - excellent participation rate.
- July 4th party – Decided **Sunday, June 30th** will be the HoA celebration.
- Feedback from neighbors - are there any activities where other neighbors who do not use the facilities could get something back for their investment (more geared for adults)
 - Activities could be organized by neighbors wishing to participate.
 - Email to go out asking what ideas neighbors have.

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Pool (Josh Linderman)

- Josh Linderman motioned that Aaron Burgess replace him as the pool director, and the board agreed.
- The drain is being repaired, and the deep end is under repair.
- The heater will arrive in mid-April, and Aquatic will install it.
- Josh will still investigate if it's possible to allow adult swimming or lap swimming (unsupervised); this will be an issue for liability insurance, etc.

President (Mike Simmons)

Marcia (tennis director) has requested support with the role of administrative activities.

- Mike to send out website email passwords.

Grounds (Grant Morris)

- Proposal to build a watercraft rack with approximately 24 storage slots; the issue is where to put it if we agree to place it here. This topic should be evaluated to decide if it is worth the cost of the investment.

Clubhouse (Jeff Bugher)

- Security flood light to shine toward the dumpster (\$1000) - the board needs to investigate if this was already replaced.
- Garage door springs are failing in the door in the clubhouse (\$1000 budget)
- Next month, we will discuss agreeing to these expenses for the clubhouse investment.
- Roof inspection is \$550 a year
- Historically, the vendor being used for heating and cooling maintenance requires supervision
- The vendor will contact Blackmore and Buckner Sharon (Jeff) to schedule
- Both roof and HVAC should be in June 2024

Membership (Kelly Oreshan)

- 7 houses outstanding
- 1 house paying weekly
- 1 house monthly
- 1 household outstanding by \$90
- Delinquency notices are being sent out except for the 2 discussed
- 1 house is outstanding by \$3000, and she should be on a payment plan, and there is now a lien on her property to obtain the money --> the lawyer has been contacted
- Google form has been updated for membership
- Class C - 14 houses are currently signed up; last year we were at 28
- Motion made to send another round of postcards to solicit for Class C membership; the board agreed

General Discussion

- HoA guest requested that we fine tune clubhouse responsibilities.

Next Meeting Date

May 13, 2024 @ 7:30 pm at Woodlands Clubhouse