

WHA Annual Meeting Minutes June 2024

Board Member Attendance:

| | | | | | |
|-----------------------|------------------|---|-------------------|---------------------------|-----|
| President | Mike Simmons | P | Activities | John & Tiffany Buckingham | P/A |
| Vice President | Jordan Wood | P | Grounds | Grant Morris | P |
| Treasurer | David O'Halloran | A | Membership | Kelly Oreshan | A |
| Secretary | Sara Cummins | P | Pool | Aaron Burgess | 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.

Budget (David O'Halloran)

| Bank Account Summary | |
|--|-------------|
| Account Description | May Balance |
| The National Bank of Indianapolis (checking) | \$45,119 |
| The National Bank of Indianapolis (money market) | \$281,585 |
| Chase (clubhouse) | \$2,272 |
| PNC Bank (Swim Team) | \$12,250 |
| Total Cash | \$341,226 |

Budget Discussion

- The treasurer will deal with the Spectrum account in June. He must go to a storefront in person.
- A meeting was scheduled with Chase Bank to allow the treasurer access to the account.
- AAA is all paid up now; Betsy should be able to schedule
- A meeting is scheduled with the accounting firm to rewrite the SOW.
- The amounts above do not reflect some checks that vendors haven't yet cashed:
- Aquatic: \$ 32,370
- Mr B LawnCare: \$3,787

Activities (John Buckingham)

- June 30th - July 4th parade

Tennis Update

- No update

Membership (Kelly Oreshan)

- We have 2 houses that have received 2 delinquency notices and have still not paid. The next step is for them to have a lien placed on their house, per our due's procedure.
- 4 Transfer Fees for house sales received since last month, 5 houses sold since last meeting, 2 for sale in the neighborhood
- Got a lot of requests for joining the HOA from Class C households until I clarified that it is not in fact the pool/clubhouse at 116th and LDE. Then everyone decided not to join.
- Will be sending out or hand-delivering welcome packets to the new homeowners in the next week or two.

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Pool (Aaron Burgess)

- There is a chance that people had been putting money into the old Venmo account, but I am unsure who controls it.
- A new Venmo account has been activated and signposted.
- The gate has been left open recently. Remind guests to keep the gate closed.
- We need to ensure that we have umbrella bases as one ended up in the lake, and the lifeguard collected it; we need two more bases - Extra bases could be in the basement
- Bathrooms have not been appropriately cleaned, so Aaron contacted Aquatic.
- Buoys and skimmer have been replaced as they were broken.
- Larry has repaired the faucet to the baby pool in the basement.
- The doors to the bathrooms and the swim room are being left open, so Larry suggested we turn the A/C off.
- The A/C guy said we should turn it off if we are not using it.
- Blake noted that he would be in contact with the renters of the clubhouse in advance so that he could manage the A/C on/off as required.
- Faulty pumps and wiring that were done incorrectly have been corrected (Eric from Aquatic)—there should be no bill.

President (Mike Simmons)

- Handling urgent requirements for purchasing (e.g., skimmer, buoy rope, etc.) - Mike will FUP on that process

Grounds (Grant Morris)

- New Jones Lake management from properties on the lake, and Jones management has not returned any calls.
- Poor communication from the lake management company; the contract is from Jan 1-Jan 1, so we could consider finding a new vendor if they are not performing well.

Clubhouse (Jeff Bugher)

- Air conditioning inspection: all three units looked good, and coolant was added.
- Blake has some smart thermostats that can be installed.
- Blake will contact Peppers HVAC to install the smart thermostat.
- The roof inspection is completed. Some caulking and minor PM were performed. The shingles are in good shape. There is a minor issue with the trenching of the roof that does not allow water to drain properly.... This may reduce the lifespan of the roof, but it will not leak.
- Vandalism - pickleball net damaged, picnic table damaged
 - Suggestion is to add more lights or signs that say "for members only," other suggestions welcome
 - Security camera installation should be investigated.
- Jeff is contacting the vendor to install the flood light using the trash cans; the vendor is booked.
- Blake performs post-event inspections.
- 11 rentals for June 6 have occurred thus far.
- A decision will be made next month to determine if we will keep the landline to the clubhouse (Blake to present next month)
- One 8-foot table is broken, and the Board has agreed to replace it.

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Vice President (Jordan Woods)

- Proposing to use a Gmail platform instead of Dreamhost.
- Maybe switch over nearer the end of the contract

Next Meeting Date

June 8, 2024 @ 7:30 pm at Woodlands Clubhouse