

## WHA Annual Meeting Minutes May 2024

### Board Member Attendance:

<b>President</b>	Mike Simmons	P	<b>Activities</b>	John & Tiffany Buckingham	P/A
<b>Vice President</b>	Jordan Wood	P	<b>Grounds</b>	Grant Morris	P
<b>Treasurer</b>	David O'Halloran	P	<b>Membership</b>	Kelly Oreshan	P
<b>Secretary</b>	Sara Cummins	P	<b>Pool</b>	Josh Linderman & Aaron Burgess	P/P
<b>Clubhouse</b>	Jeff Bugher	P	<b>Tennis</b>	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)	\$8,545
The National Bank of Indianapolis (money market)	\$338,877
Chase (clubhouse)	\$1,729
PNC Bank (Swim Team)	\$5,297
Total Cash	\$354,449

### Budget Discussion

- Michael (President) noted that he will state updated documents (LLC), which can be used to update the bank and spectrum accounts.
- David (Treasurer) noted that the spectrum account can be canceled with the support of meeting minutes. Board members would like the spectrum account canceled so that they can set up an accessible and suitable account.
- Sharon wanted to remove herself from a Chase account and add Jeff (Clubhouse) to the Clubhouse account. Only Blake, Betsy, the treasurer, and Sharon can access this account. Michael (President) will help organize this bank account handover.

### Activities (John Buckingham)

- June 30<sup>th</sup> - July 4<sup>th</sup> parade
- August 9<sup>th</sup> - back to school bash
- August 24<sup>th</sup> - tentative date for the triathlon
- October 19<sup>th</sup> - Chili cookoff
- Will enquire about possible adult-focused activities residents would like to participate in.

### Tennis Update

- An email went out about tennis lessons.
- Michael (President) will discuss the capabilities of the Tennis Director

# WHA Annual Meeting Minutes May 2024

## **Pool (Aaron Burgess/Josh Linderman)**

- Overheating breakers will be repaired on 14 May 2024 (Larry and Jeff will attend)
- Larry asked if all the valves and such were in working order. Josh replied that Aquatic should have checked those items while preparing for the pool opening.
- Aquatic will come back out and do the preparation; they will double-check the electric
- The deep end has been repaired.
- Email has gone out about the pool opening Memorial Day Weekend
- When the pool was empty, they noticed some separation of the plaster, so they will need to re-plaster it, likely by next season, due to delamination.
  - Re-plastering would cost about \$100K.
  - Patching can be done for a lesser amount.
  - Normal wear and tear of a pool
- Unsupervised swimming
  - From the 1970s until 2021, the pool had an adult swim as the HoA managed the lifeguards.
  - In 2022, Aquatic began managing the lifeguards; therefore, the policy changed.
  - The Pool Director liaised with the lawyer and recommended an age limit on unsupervised swimming, which could conflict with the Fair Housing Act.
  - New update - 14 years and older can swim, the diving board end will be closed, and people should have reasonable swimming abilities. This was approved by the board of directors via email and signed into effect on May 24, 2024.
  - If there are enough violations, the unsupervised swimming will be revoked.

## **President (Mike Simmons)**

- If HoA members query why there is so much money in the accounts of the HoA, that is a strategic move, so when significant investments need to happen (e.g., pool re-plastering, etc.), the assets are there for funding.

## **Grounds (Grant Morris)**

- An HoA member would like to do pro bono clubhouse landscaping.
- Weed killer will be put down around the clubhouse.
- Potential ground hornets' nest near the tennis courts
- Grant will put flowers in the pots outside the clubhouse.
- Jones Lake Management should have followed up on contract details, but they now have an automatically renewing contract.
  - The price has increased from last year by \$350.
- Lake treatment will occur on May 15th; an email warning residents about the treatment was sent.

## **Clubhouse (Jeff Bugher)**

- Roof inspection - Blackmoore & Buckner, they do their inspection between May 27th-June 3rd.
  - They may have sent a service agreement in the post, but no one has received it.
  - Folders should be checked in the mailbox for each area.
- Pepper is the HVAC inspector; on June 6th, they will do the inspection (Larry offered to be here for the HVAC inspection)
  - \$374 - annual service agreement fee (all seasons, all 3 HVAC units)
- No activity has happened on the faulty spring in the garage door.

## **WHA Annual Meeting Minutes May 2024**

- Board members queried if we need a phone number for the clubhouse.
- April had eight clubhouse rentals.
- May – should have six rentals in total.
- Jeff will move forward on installing a flood light on the side of the clubhouse with trash cans.

### **Membership (Kelly Oreshan)**

- three houses are currently delinquent.
- None of the delinquent houses have responded to Kelly's contact; other board members intend to support Kelly in getting a response from the delinquent houses.
- 18 Class C members
- The number of rentals has increased; it is 14 of 420 homes in the Woodlands.

### **Next Meeting Date**

June 10, 2024 @ 7:30 pm at Woodlands Clubhouse