

**WHA Meeting Minutes
November 12, 2018**

Board Member Attendance:

President	Jim Copsey	P	Activities	Liz Harris/Amanda Tutino	P
Vice President	Ross Sexter	A	Grounds	Tim McCullough	P
Treasurer	Dave Fellabaum	P	Membership	Linda Withrow	A
Secretary	Dawn Deady	P	Pool	Andy Nist	A
Clubhouse	Mike Pipke	P	Tennis	Melinda Nash	P

Attendance: Larry Rich

President: Jim Copsey opened the meeting at 7:35 p.m. and introduced the guest. Asked Mr. Rich if he had any questions. He asked about refurbishing the grill.

Treasurer: Dave reported that the clubhouse was host to the Blue Creek and Briar Creek voting precinct. Dave built an ADA accessible ramp. Previous ramp was not compliant. **Tim moved that Dave be reimbursed the cost for building the ramp as it will become Woodlands property. Liz seconded. All in favor.**

Finances are on track. Income line benefited from tax adjustment/refund. End of January will start to receive dues and have positive cash flow again. **Action: Directors need to prepare a budget for next year.** Loan balance at end of calendar year will be approximately \$35,200. Seven homeowners have outstanding dues payments. Small claims court might be the better way to collect from the two homeowners with the highest outstanding payments.

Secretary: No report

Membership: No report.

Tennis: Melinda will take nets down. Mike asked if new posts could be welded to old posts if cut off at the base. **Melinda will talk to contractor who paved courts.**

Activities: Social Committee met. Euchre is starting again on the third Friday of the month. Book Club is ongoing. Final activity is Story with Santa. Activity dates can be uploaded to the website.

Pool: Andy Nist was not present. Dave reported Andy is considering purchasing additional chairs. Working on budget for next year. Chairs on pool deck have been gnawed and will need to be put in basement. Scott Sweet will move chairs. Tim is looking for a new heater.

Clubhouse: Mike reported the annual flat roof inspection was done last month. A repair was proposed. Walk pad deterioration and broken or missing drain screens as well as a low spot where water and vegetation settling. Mike approved the repair for \$550. Scott Sweet will check the gutters one more time for the winter. Mike presented his budget proposal for the next two years. Work includes men's bathroom and foyer. Mike also said he would like to replace the windows upstairs. The price from the last estimate has increased. Current price is \$5950. **Dave made a motion to proceed with replacing the windows. Amanda seconded the**

motion. Tim clarified that there would be enough funds in grounds budget to complete tree trimming. **All in favor.** Dave noted that the outlets in the floor in the great room are loose or not working.

Clubhouse Manager: Scott reported 16 events and 4 rentals in October. November 13 events and 3 rentals. Jim explained the website will show calendar of rentals. Scott has been removing leaves from pool deck. Quality Grill Service repaired the grill for \$274.

Grounds: Tim said he was approached by several neighbors who live on Downing St. who have a concern with parking on both sides of the streets. A fire engine can't fit down the middle. Would like board to provide support to them when they go to the city to ask for parking to be restricted to one side of the street. Melinda said LaSalle is in a similar situation. Mike suggested contacting our city councilman to raise this issue. Tim will contact Jeff Worley. **Dave made a motion that the board make a recommendation to the city for single-sided parking on Downing St. and LaSalle St. Jim seconded. All in favor.** Tim will follow through with contacts to the city.

Last inspection for the lake was good. Algae has settled to the bottom.

Vice President: No report.

Covenants and Restrictions: Jim reported on the covenants and restrictions meeting. Vice President would be charged with structural issues. Will pursue what city covers in these areas. Will need to incorporate city restrictions. For instance, city already has fence requirements. Board positions were also discussed. A third position could be created to work with Treasurer and Membership. By Laws indicate the board is allowed 12 members. Currently have 11. Dave and Linda will discuss what this position would be. Will vote on creating a new position once presented.

Mike raised the issue of same family members being on the board. C & R site there is one vote per family. Scott asked if the Vice President should be the one to sort out how to move forward.

Adjourned 9:10 p.m.