

WHOA Board of Directors – Meeting Minutes for July 11, 2017 Meeting

Present: John Cambier (President), Betty Turnbull (Vice President), Betsy Martin (Secretary), Amanda Sosebee, Mary Evers, Marissa Hartzler, David White, Donna Wolfe, Jonathan Stone (CAS)

Absent: Matt Whelihan (resigned effective 6/30/17).

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the President.
- June minutes of the WHOA BOD meeting were edited and unanimously approved as amended.

2. Due Process Hearings – NONE

3. Old Business

4. New Business

4.1 Smoking at Pool & Clubhouse – The BOD discussed options for accommodating members of our community who smoke as well as concerns raised by community members who are non-smokers about smoking at our pool. The Board discussed concerns about having rules regarding smoking at our pool, clubhouse and community playground. Betty made a motion to revise the rules for the clubhouse and pool to reflect that there shall be no smoking at these community resources; John amended the motion to reflect the addition of a smoking tree and space outside of the clubhouse across the parking lot in the green space at the entrance to the community parking lot. Amanda seconded the amended motion and it passed unanimously. Due to the Pool update below, regarding temporary pool closure, the information on the smoke-free pool will be distributed when the pool re-opens. Betty will communicate and add non-smoking to the clubhouse contract.

4.2 Matt Whelihan has resigned his position on the Board. Jim Fleming ran for the Board in May 2017 and is willing to serve in this vacancy. He lives in Lake Village, serves on the Lake Village HOA Board, is on the steering committee for Woodlake Cares, and volunteers with the grounds committee. He has lived here approximately 3 years. Betty moved that we appoint Jim Fleming to complete Matt’s term, which ends in 2018. David seconded the motion and the BOD unanimously agreed to add Jim Fleming to the Board.

4.3 Parking Lot Use – The parking lot is for Woodlake residents and is on a first come basis. Use of the parking lot is not to be assumed when renting the clubhouse. In the rental agreement, we will add a provision to remind our community to ensure there is entrance and egress for emergency vehicles along Lakeshore Drive.

4.4 Pool Electrical Inspection – The electrical inspector (Future Connections) came and inspected our pool and provided a report on the date of our meeting. The report indicated material issues with the electrical grounding & bonding system. Repairs would require cutting the concrete and will likely cost approximately \$30k. There are additional concrete maintenance issues, the pump room needs additional ventilation and the control box should also be moved out of the room. We also have some additional electrical safety issues that need to be addressed. John moved that we close the pool until further notice effective immediately due to these safety concerns, Amanda seconded his motion and the Board unanimously passed it. Jonathan will contact an attorney to offer legal counsel regarding our liability if we were able to reopen during the process of the contracting and work. John moved that we form a committee with David and Mary and John to review the options for the Board to consider including the scope of work required, additional quotes for the necessary work and will bring the information back to the Board for consideration and decision-making. Said motion was seconded and unanimously approved.

4.5 Lake Work This Fall -will be discussed at the August meeting.

5. Committee updates

5.1 Building and Grounds: Our committee will meet the week of 7.24.17. Our current landscape contract expires at the end of this year and will be discussed at the Board meeting in August. An update on our memory garden will also be discussed in August. The line for our pump at the end of our lake at Lakeshore Drive was cut and we will need to add a new line and have it above-ground until fall, when we can bury it.

5.2 Outstanding ARC Requests – Marissa moved, Amanda seconded and the BOD unanimously approved adding Mark Dickey to the ARC Committee. Betsy moved and David seconded and the BOD unanimously agreed to communicate to existing approved ARC projects that these projects must be complete within 30 days (these old projects are all 12-18 months old).

5.3 Communications Committee– Foodtrucks will continue to come, despite pool closing.

5.4 Neighborhood Watch – none.

5.5 Pool Committee – Smoking issue raised by members of community, see discussion above.

5.6 Recreation Committee - Fourth of July Parade and community-wide scavenger “Finding Nemo” hunt were great successes! Neighborhood night out will be 8.1.2017, with perhaps an ice cream social.

6. Financial Report

6.1 June 2017 Financials – no questions were raised.

6.2 Aged Owner Balances – Private information is contained in our non-public notes.

6. Violations Delinquent Payments, and Foreclosed Property – Private information is contained in our non-public notes.

7. Open Forum – Chris Swartzel from Lake Village came to address the BOD. Chris is a current smoker and a frequenter of the Woodlake pool. He brings a smokeless ashtray and doesn't sit near people. Chris reported that CARB (California Air Resource Board) and Stanford Study validate that as long as a smoker stands 6 feet away from other persons, then there is no adverse impact from second-hand smoke. Chris wanted to point out that there is a minority group on smoking but that it is difficult with Facebook to be in the minority and without feeling attacked. Chris handled his concern by bringing it to the BOD and we appreciate his attendance and perspective.

8. Adjournment – The meeting was adjourned at 9:09 PM.

9.1. Next meeting is scheduled for Tuesday August 8, 2017.