

WHOA Board of Directors – Meeting Minutes for October 10, 2017 Meeting

Present: Betty Turnbull (Vice President), Mary Evers, Jim Fleming, David White, Donna Wolfe, Betsy Martin, Jonathan Stone (CAS)

Absent: John Cambier (President), Marissa Hartzler, Amanda Sosebee

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the Vice President.
- Minutes of the September 12 meeting of the WHOA BOD were edited and unanimously approved as amended.

2. Old Business – none.

2.1 Signs in the Community. The BOD has sought legal advice regarding the member complaint regarding non-election related political signs. Counsel is out of town for 3 weeks, but will discuss his advice with John Cambier, Betsy Martin and Jonathan Stone upon his return regarding interpretation and application of NC Law to our covenants and handbook.

3. New Business

3.1 Homeowner appeal to reduce fines – private information in non-public notes.

3.2 Pool Repair Bids –

(a) Coping – Where the concrete meets the tile, there is crumbling and we need to repair the entire pool to connect these together. This is the highest priority for pool repairs. \$30k bid. BOD requested additional bids be gathered for consideration.

(b) Deck texturing (on concrete) – This is a cosmetic topcoat on the deck to make it look new/ don't see the cracks. It is fairly permanent and the cracks don't reappear. \$25k bid. BOD requested additional bids be gathered for consideration.

3.3 Collection Attorney Review – BOD agreed to invite Todd Whitlow of Brownlee Whitlow to discuss his systems and relationship with CAS. Jonathan shared that he offers a monthly summary with current status, what it means and recommended actions, which Jonathan finds comprehensive and clear.

3.4 2018 Budget – general discussion of top issues, including the building and grounds issue. Budget will be reviewed at our November meeting.

4. Committee updates

4.1 Building and Grounds:

4.1.1. Landscape Contract Review: David has discussed contracting issues with Brightview, the current contract has until the end of December. We are waiting to see if Brightview will put on our rotation an employee who previously worked well with our community. David will send out an RFP with bids requested before the next meeting.

4.1.2. Update from prior work. Regarding dredging, we took out 200 cubic yards of sediment, which was \$3700 rather than the \$2k predicted, but the work took twice as long as expected and we got out more sediment than expected and the lake is now in good shape. The bridge was rebuilt, but since one post was in good shape, that piece of the project cost less than expected. The handrails and bridge will be painted in November, after the wood has time to breathe. It will cost about \$800, and the BOD agreed this was reasonable. There has been significant work on Lakeshore with multiple volunteers offering significant hours of time to improve our community. We are grateful for their significant contributions.

4.2 ARC Requests: Issue with violation raised in non-public notes.

4.3 Communications Committee– no update.

4.4 Neighborhood Watch – no update.

4.5 Pool Committee – Pool has closed.

4.6 Recreation Committee - Apple party is 10/21, Halloween Decorating Contest will be held and the Annual Chili Cookoff is 11/12.

5. Financial Report

5.1 August 2017 Financials – no questions were raised.

5.2 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. Adjournment – The meeting was adjourned at 9:06 PM.

7.1. Next meeting is scheduled for Tuesday November 14, 2017.