

WHOA Board of Directors – Meeting Minutes for December 12, 2017 Meeting

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

Absent: Jim Fleming, Marissa Hartzler

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the President.
- Minutes of the November meeting of the WHOA BOD were not finalized and were postponed for review in January 2018.

2. Air B&Bs Regulation by WHOA

- XXXXXXXXXXXXXXX and XXXXXXXXXXXXX, community members from Ontario Court, came to discuss concerns about Air B&Bs in our community. There is a home on Ontario Court with a separate entrance and offers an Air B&B placement on the property. The community members noted that: (a) guests from the home are parking in the cul de sac consistently, which could limit access for emergency vehicles, (b) they park their cars sticking out of the driveway into the cul de sac and block the ability of adjacent owners to safely exit their driveway, (c) the advertisement lists the walking trails as an amenity and there is a concern about safety, and (d) there are concerns about the values of our homes.
 - BOD decided that Jonathan will write and John will review a letter to the above members to inform them that any regulation of Air B&B would have to come through an amendment to the covenants, which requires 2/3 of our homeowners to agree to an amendment and that David will speak with the homeowners, which had not been done directly by some of the members, to address the issues raised regarding neighborly parking practices.

3. Todd Whitlow, Attorney

- Todd presented his business processes and relationship with CAS and the BOD unanimously agreed to contract with Todd's firm for our HOA collection work and legal advice.

4. Due Process Hearings (contained in non-public minutes)

5. Old Business

5.1 Signs in the Community. The BOD agreed to stick with our revisions from November, despite Mr. Jones' recommendation to limit the number/ placement of security signs.

5.2 Landscape Contract Bids. Contract bids came in, additional conversations were positive and David (per his November authority) has contracted with Brightview for our landscaping contract.

5.3 Pool Repair Bids – We got three bids regarding coping work, but when David reviewed work done by one of the companies he found it to be below quality work, and of the remaining two bids, Stillwater was only \$1k more than the other and is more experienced in this type of work. Betsy moved, Donna seconded, and the BOD unanimously approved moving forward with Stillwater.

6. New Business (none)

7. Committee updates

7.1 Building and Grounds: A squirrel in the attic of the clubhouse was discovered and David is working on scoping the necessary repairs.

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

7.3 Communications Committee– Holiday Party is on Saturday. Our awardee (Colleen Scott) has offered much to our community and was nominated and approved for the David White award. She will not be able to attend but she will be honored in absentia.

7.4 Neighborhood Watch – David will be scheduling our patrols per November discussion.

7.5 Pool Committee – no update.

7.6 Recreation Committee – no update.

8. Financial Report

8.1 November 2017 Financials – no questions were raised.

8.2 Aged Owner Balances – In non-public notes.

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

10. Open Forum – no attendees

11. Adjournment – The meeting was adjourned at 9:12 PM.

11.1. Next meeting is scheduled for Tuesday January 9, 2018.