

WHOA Board of Directors – Meeting Minutes for January 9, 2018 Meeting

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

Absent: Jim Fleming

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the President.
- Minutes of the November 2017 and December 2017 meetings and edits to the May 2017 minutes were unanimously approved.

2. Due Process Hearings – information contained in non-public notes

3. Old Business – none.

4. New Business

4.1 Year Round Access to Pool Bathrooms. Both children of members of our community who are playing at the playground and members exercising at the clubhouse would also like to use the bathrooms. BOD discussed the issue but determined that while the pool is closed, the pool bathrooms shall also be closed to prevent issues relating to the pool when it is not open. Betty shall communicate this via Facebook, in response to a recent post.

4.2 2018 Capital Projects

4.2.1 Resurfacing Pool Deck – We have a quote for approximately \$25k to resurface the pool deck. There is significant cracking, and the caulking we did many years ago is wearing and coming out. We can update the deck with a nice look and a rougher surface to help prevent slipping. John motioned, David seconded, and the BOD unanimously agreed to resurface the pool deck.

4.2.2. New Furniture of Clubhouse – The general proposal is to donate the heavy furniture and add folding tables and chairs (similar to office stacking chairs like at the Durham County Library) to help with functionality of how people renting the clubhouse actually use the space. Estimate is less than \$5k. Amanda, Betty and Colleen will work on this review subcommittee together.

4.2.3. Replacement of Roof Gutters on the Clubhouse – David noticed some trees growing in the clubhouse gutters, and recommended that we replace our aging gutters and use a leaf helmet/ filter up there to prevent the leaves/ pine straw. David cleaned them over the holidays in his spare time, but this is not a functional

solution. Board unanimously agreed to have David get quotes for the gutters and toppers.

4.2.3 Refurbishment of Exercise Room – John and Betsy will head a sub group to survey our current users and general membership regarding updating the exercise room. Some ideas included taking out the Pecor equipment, adding a free weight set and bench and space for yoga/ stretching. Ideas include opening the room up and making it more attractive for use by our members. A hole in the wall was recently patched, and replacement of Pecor machine's torn pads was quoted at \$1500. A new elliptical runs \$2200-\$4000, but Betsy believes a deal like that she found on the treadmill is possible with some time and diligence. The treadmill is still in great shape.

5. Committee Updates

5.1 Building and Grounds: BOD unanimously decided to hire Goosebusters again this season. David also recommended cutting some elaeagnus hedges along our entrances and along with Lake Village and to split the costs with them to improve the curb appeal of our neighborhood.

5.2 ARC Requests: Issue with violation raised in non-public notes. Our SmartWebs online system does not keep applications secured and confidential. Jonathan will follow up with the company to seek resolution.

5.3 Communications Committee– Betty will be working on the newsletter.

5.4 Neighborhood Watch – We had police patrols through the holiday and that went well. David is seeking a volunteer for the annual community BBQ, he will contact some of the people the BOD submitted as willing to coordinate the event.

5.5 Pool Committee – no update.

5.6 Recreation Committee – A rock painting day is in the planning process.

6. Financial Report

6.1 December 2017 Financials/ Annual close-out review– no questions were raised.

6.2 Aged Owner Balances – In non-public notes.

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

8. Open Forum

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

9.1. Next meeting is scheduled for Tuesday February 13, 2018.