

WHOA Board of Directors – Meeting Minutes for February 13, 2018 Meeting

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

Absent: Amanda Sosebee (Treasurer)

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the President.
- Minutes of the January 2018 meeting were amended and unanimously approved.

2. Due Process Hearings – none this month

3. Old Business –

3.1 2018 Capital Projects Update

3.1.1 Pool Repairs

3.1.1.1 Coping Replacement - We chose a new tile color, a dark blue, for use in our renovations.

3.1.1.2 Resurfacing Pool Deck –We also looked at the new surface color too and the rough new non-slip surface. David will work with Jim and Betty regarding additional aesthetic decisions.

3.1.2. New Furniture of Clubhouse –Amanda, Betty and Colleen are working on subcommittee together.

3.1.3. Replacement of Roof Gutters on the Clubhouse – David obtained two quotes for \$5200 and \$5900 from Raleigh Gutters Guards, with the more expensive option being a somewhat better design and having an additional 10 year warranty. The Board also discussed options for replacing the gutters (likely \$2-3k) without guards. David will contact another company or two, specifically regarding gutter-guard and leaf-filter options. The Board authorized David to move forward with an alternative product that costs less but provides a comparable performance warranty.,

3.1.4 Refurbishment of Exercise Room – After reviewing the 130+ responses, the Board discussed options and the Board asked Jonathan to get quotes for: (1) replacement of flooring or see whether the current flooring is salvageable; (2) painting; (3) removal of the big weight machine and elliptical; (4) replacement of elliptical and purchase of a recumbent bike; (5) purchase of a number of mats/ rollers/ signs/ new bulletin board.

4. New Business

4.1 Goosebusters – offered us quotes for 5 days/ week (\$425/mo) or 3 days/ week (\$375). After discussion the BOD decided to stick with 3 days/ week, as we have previously, and will add days as-needed.

4.2 Building and Grounds: One of our 6 Woodlake signs was hit by a car and its replacement will be paid for by that member's insurance company. There was a discussion on Facebook regarding the font/ age of our signs. Jonathan got a quote for our sign and replacement would be \$14,500 per sign (including masonry work). Given this significant expense, and the mere preference from some members for updating, the Board agreed that replacement was not a good use of resources, but that some updating could be accomplished with repainting of our signs. The Board discussed changing to a more updated blue, but keeping the general font etc.

4.3 Replacement of Dog Waste Bags: The Board discussed the recent issue of having the bags stolen from the boxes and the Board agreed that extra bags will be ordered and given to Betsy or kept at the clubhouse to put out and refresh the bags if there are issues with empty containers. We will continue to use our volunteer member, Ron, to generally keep them filled and Jonathan will continue to coordinate that delivery system.

5. Committee Updates

5.1 Building and Grounds: Goosebusters update reported above.

5.2 ARC Requests: No update needed.

5.3 Communications Committee– Betty is working on the newsletter. Betty and David are working on the handbook update.

5.4 Neighborhood Watch – David is hosting a meeting next week and the picnic date is planned for the Saturday after Memorial Day.

5.5 Pool Committee – no update.

5.6 Recreation Committee – A rock painting day was hosted on Sunday 2/11 and was a great success. Many thanks to Katrina Portwood for her leadership on this event.

6. Financial Report

6.1 January 2018 Financials/ Annual close-out review– no questions were needed.

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 – no attendees

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

9.1. Meeting adjourned 9:02pm; Next meeting is scheduled for Tuesday March 13, 2018.