

## **WHOA Board of Directors – Meeting Minutes for March 13, 2018 Meeting**

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

**Absent:** Donna Wolfe, Marissa Hartzler

### **1. Call to Order/ Approval of prior minutes**

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

### **2. Appeal of an ARC Decision Regarding a Fence - confidential information in non-public notes.**

### **3. Old Business –**

**3.1 Refurbishment of Exercise Room** –Jonathan is working on getting 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. Betsy will post on FB and Betty will send by email to the community that the large weight machine will be up for sale/gift if anyone would like to claim it (if multiple people, then by auction offer).

**3.2 Building and Grounds:** David researched multiple options regarding signs/ colors/ fonts. The Board agreed to have the broken sign be replaced as it was and paid for by the driver's insurance company, to choose Options 2 and 3 and up to \$1k towards option 4.

Option 1 – Replace only the destroyed sign. This work should be fully covered by the driver's insurance. The key change would be use of metal letters screwed onto a new aluminum back plate, rather than the metal veneer letters used on the existing signs. The veneer is attached to an expanded foam backing that is attached to the back plate with adhesive. The expanded foam and the adhesive deteriorate over time, causing the letters to come loose. The new letters can be cut to match the existing font and are less prone to deterioration due to weather. The brick work would be identical in appearance to the destroyed sign. The low-voltage lighting at this location will also need to be replaced.

Option 2 – Refurbish sign on the west side of Woodlake Dr. This work includes repaint the existing brick work and installing a new metal insert so that both sides of the entrance look the same. As shown in the photos, this sign has deteriorated significantly. Replacing the destroyed sign and leaving this sign as is will highlight the poor condition of the existing sign. These repairs will cost approximately \$1,500.

Option 3 – Refurbish the two signs at the Forest Ridge entrance to look similar to the Woodlake Dr entrance. These two signs are roughly the same size at the Woodlake Dr signs. The sign on the southwest corner of the intersection is in poorer condition than the sign on the northwest corner, but doing only one side will highlight the poor condition of the other sign. These repairs will cost approximately \$2,600 if done at the same time as Option 2.

Option 4 – Refurbish the two signs at the Fayetteville Road entrance. These signs are approximately 50% larger than the signs at the other two entrances and will be more expensive to refurbish. They are also more remote from Woodlake houses and are in somewhat better condition than the signs at the other entrances. At a minimum, these two signs should be pressure washed, which should cost approximately \$200 if done at the same time as Option 2 and 3. Repainting the brick work and installing new lettering will cost approximately \$4,400.

**3.3 Smartwebs Follow Up.** Marissa and Jonathan are working with SmartWebs and the company is now blurring out the email and telephone number of applicants to protect their private information.

**3.4 New Furniture for Clubhouse** –Amanda, Betty and Colleen are working on subcommittee together.

#### **4. New Business**

**4.1 2018 Pool Season Hours** – The pool contracting firm has recommended we change the date for the opening of the pool given the weather-delayed construction repairs. John moved to change the date for the opening of the pool in accordance with this recommendation to May 19, 2018-Sept 30, 2018. Mary seconded the motion and it unanimously passed.

**4.2 2018 Annual Meeting:** Mary, Amanda and Jim are all up for re-election and the meeting will be held 5/24 at the South Alston Library. Each will consider their ability to run for an additional term and let the Board know prior to the meeting.

#### **5. Committee Updates**

**5.1 Building and Grounds:** David coordinated for the gutters at Clubhouse to be replaced within the budget set by the Board in February 2018. The pool decking needs to be pressure washed and repainted and this project will cost about \$6,000. Betty moved that we approve this work, John seconded, and the Board unanimously approved the work within the predicted cost. Geese are flying between points but not nesting at Woodlake and Goosebusters are doing their visits to prevent a warm welcome at Woodlake. We have evidence of a beaver, and David moved and John seconded and the Board unanimously agreed to follow our protocols for beaver removal.

**5.2 ARC Requests:** Confidential information contained in non-public notes.

**5.3 Communications Committee-** Betty is working on the newsletter, a copy of which was available for review and editing. Betty and David completed the handbook update, and the online version is updated. Jonathan will print 1 page addendums to add to our prior printed versions until we distribute those handbooks and reprint new handbooks containing the changes.

**5.4 Neighborhood Watch** – The picnic date is planned for the Saturday after Memorial Day and some new volunteers have volunteered to help.

**5.5 Pool Committee** – David will be reviewing color chips for the decking project.

**5.6 Recreation Committee** – The rock painting was very well received, plans for the Easter egg hunt on Sat 3/31 are ongoing. A slime making party is being planned. Dates for events throughout the year are set forth in the newsletter.

## **6. Financial Report**

**6.1 First Quarter 2018 Financials-** The replacement fund paid \$32k for pool repair deposits; Amanda raised that our water/ storm water bill are merged and Jonathan will have those dissected.

**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** – Jared Binford attended from Lakeshore Drive regarding the building and grounds committee's cutting of trees across from his house. Jared let us know that his conversation with David was very illuminating about why these trees were removed and yet the larger issue is how we can at a minimum let adjacent homeowners know of any major projects and perhaps the community at large with some projects (as we did with the dredging of the lake). Jared is willing to serve as a communication manager for

Building and Grounds so that we have quick information available to the community. We appreciated Jared's attendance, recommendation for improvements in our communications and willingness to volunteer.

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

**9.1.** Meeting adjourned 9:01pm; Next meeting is scheduled for Tuesday April 10, 2018.