

WHOA Board of Directors – Meeting Minutes for July 16, 2018 Meeting

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

Absent: Betsy Martin (Secretary),

Call to Order/ Approval of prior minutes

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

1. Old Business –

1.1 Refurbishment of the Exercise Room – Orders have been placed. The bench and weights are here and the remainder will arrive by August 8th. The windows need new venetian blinds (all 6) and it will cost ~ \$40/window. We also need a new bulletin board and Amanda will recover one from her place of work. Motion made, seconded and approved (Mary and Amanda abstaining) to paint the room the same color blue as the pool bathrooms.

1.2 Barbee Meadows HOA Trail Offer – The discussion during the meeting between Amanda, David, John and the head of their HOA was relayed to the board. A discussion was had about the reasons for and against letting them join onto our trail system and a motion was made that we did not want them to connect to our trails, seconded by Mary and approved by the board. Amanda was opposed.

2. New Business

2.1 Facebook Rules: Moved as distributed, seconded and unanimously approved.

2.2 A discussion was had about the pool procedures for lightning in the area. A motion was made, seconded and unanimously approved to get a sign made that will clearly state the procedure for lightning.

2.3 It was reported that several residents have noted illicit nighttime activity in the pool parking lot and the board asked CAS to request that the Durham police make some more frequent patrols.

2.4 Pool Umbrellas. It was brought to the Board’s attention by the head of the pool committee that all of the umbrellas are broken and either look very poor or do not work. A motion was made, seconded and approved by the board to purchase up to seven umbrellas and stands at a total cost not to exceed \$3,000.

2.5 Milo Fryling and his wife came to tell us about their desire to have some times for “piano at the pool” to both entertain pool users and also offer them (children) the

chance to play one of the keyboards. The intent is to have two keyboards, one at which he would play and another at which people could play for themselves (with headphones). They would like to have one day per week (ideally Wednesdays) and maybe a few Saturdays. They're thinking the sessions might be 2 hours; 10am-noon & 4-6pm. Might play on food truck Saturdays.

A motion was made, seconded and approved to let them play a morning and evening session on Wednesday, August 1st and 8th, as trial runs to see how the community receives them. The board will then decide whether to continue the offering or not.

2.6 CAS Management Transition; Jonathan will be with us through the August meeting and we will then have a new CAS representative going forward.

2.7 Operating Account & Reserves Fund discussion

- A motion by Amanda to move \$15K from Op Acct to Money Market seconded by John and unanimously approved.

- Amanda will work on a draft of financial policies for the HOA.

3. Committee Updates

3.1 Building and Grounds: New clubhouse furniture will arrive week of July 16.

3.2 ARC Requests: Request for the approval of the appointment of Dan Barco was granted by the board.

3.3 Communications Committee: None

3.4 Neighborhood Watch – This committee has historically served three functions: crime prevention and notification, welcome committee functions and organizing the annual BBQ. Currently, several Area Coordinator and Block Captain positions are vacant and efforts to recruit replacements have been unsuccessful. The board discussed organization changes but would like to continue the existing structure. Betty offered to provide assist with communications to aid recruitment and Amanda offered help from the Recreation Committee for BBQ planning. Options for restructuring the welcome functions will be evaluated, but CAS will continue to send handbooks to new residents.

3.5 Pool Committee: None

3.6 Recreation Committee: Allison Blood is working on the August Bulls Game and the ice cream social is coming up 8/2/18; An additional idea is to have a “parade of Woodlake homes/ gardens.”

4. Financial Report

4.1 June 2018 Financials– The Board reviewed the reports.

4.2 Aged Owner Balances – In non-public notes.

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

6. Open Forum: See Milo Fryling above.

7. Violations Delinquent Payments, and Foreclosed Property – Private information is contained in our non-public notes. Some properties are on the list but owe only \$1-\$2 because they did not update their payments in January 2018 as required when our dues increased. The BOD unanimously agreed to waive this amount for these members and remove them from our delinquent payment roster.

8.1 Meeting adjourned 9:20pm.

8.2 Our next BOD meeting is scheduled for Tuesday, August 14, 2018

Facebook Rules for joining Woodlake Community Group

Our Woodlake Facebook Community was created for the purpose of providing additional positive connection and information exchange between members of our community. It is our goal to share neighborhood and community information, while making everyone feel welcomed and safe. By requesting to join or remain in this group, you agree to follow these rules:

1. **MEMBERSHIP.** This group is for current homeowners and tenants. We ask that if you sell or move, you remove yourself from the group or let an administrator know to do that.
2. **POLITICAL/RELIGIOUS DISCUSSIONS.** No political or religious opinions or posts. Please leave your political and religious views on your personal Facebook pages. Posts to carpool from Woodlake to events or events hosted within Woodlake, even those with a religious or political purpose, are permitted, but commenting may be turned off to prevent discussion of the underlying topics.
3. **TONE & LANGUAGE.** No foul, inappropriate, or abusive language permitted. Always be courteous and respectful. Remember that many of our community services are made up of volunteers. We are all neighbors and need to treat each other with kindness and respect. No calling out or naming of persons, individuals, or addresses unless previous permission granted by said individuals. Insults to individuals, members, or groups will not be tolerated and will be removed.
4. **EVENTS.** Community events hosted at the Clubhouse or a member's home may be posted to invite all members of our community, or to offer the opportunity to carpool to an event.
5. **ADVERTISING/SERVICES & BUY/SELL/TRADE.** Members may seek service recommendations, buy/sell/trade opportunities within our community. As part of being courteous and respectful, we ask that negative reviews of businesses and services be limited to the simple statement that you had a negative experience and to contact you directly for more complete information. Because we are all inundated with advertising wherever we turn, we ask that you don't advertise national companies or products to the group. We welcome advertising services beneficial to our local community and responses to requests for services.
6. **ADMINISTRATION.** The Administrators of the group will make the final decisions concerning all posts and comments. Respectful communication with our volunteer administrators is required to remain a member of our Facebook community. Grievances with the HOA that can be best addressed by our community manager Jacob Hildebrand, with CAS, should be directed to him at jacob@woodlakecommunity.com.