

WHOA Board of Directors – Meeting Minutes for September 11, 2018 Meeting

Present: John Cambier (President), Amanda Sosebee (Treasurer), Betsy Martin (Secretary), Donna Wolfe, Jim Fleming, David White, Mary Evers, Jacob Hildebrand (CAS).

Absent: Betty Turnbull (Vice President).

1. Call to Order/ Approval of prior minutes

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

2. Due Process Hearings – none.

3. Old Business - None.

4. New Business

4.1 Pool Furniture: We have paid to have the pool furniture moved and the pool closed once, and because of the Hurricane, it is cost prohibitive to have the pool re-cleaned and re-opened for the limited period of time (maybe a week possible?) it would be only possible to re-open and would be a significant expense. The Board agreed to close the pool on Wednesday 9/13/18 in light of the approaching Hurricane and its projected path.

5. Committee Updates

5.1 Building and Grounds:

*A new pump in the main pond will be needed in the Spring, it is not working now and is closed for the season. Next fall we should lower the sediment in the pond (\$3-4k), and we may want to have a stream restoration project that will help with the pond sediment too.

*We are waiting to see the impact of Hurricane Florence and the need to spend funds on repairs.

5.2 Capital Projects: David passed out a spreadsheet of Capital Projects and expected reserves needed for upcoming expenses. On average, we spend approximately \$35k (up to \$70k) annually. The Board discussed and reviewed the projects and David's projections.

5.3 ARC Requests: ARC has asked the Board to consider raising the fine for not following the rules given that we have some repeat offenders who are considering the fine part of "the cost of doing business." The Board is concerned too about repeat offenders and appreciates the service of ARC. The Board is hopeful with the addition of

Jacob Hildebrand, as a local CAS representative that we will have more active enforcement of violations and that will encourage good care of properties throughout the neighborhood.

5.4 Communications Committee: No update.

5.5 Neighborhood Watch – There is still an unlocked car bandit going through our neighborhood and looking at unlocked cars. We have continued to remind the community to lock their cars and keep their valuables elsewhere.

5.6 Pool Committee: No update.

5.7 Recreation Committee: Durham Bulls game was a fun success! October 13 is scheduled for candy apple day at the clubhouse! Our annual Halloween decorating contest will continue this year and in November will be our annual chili cook-off. Our proposed home tour of Woodlake may happen this year, but decisions on that will be postponed until after the hurricane.

6. Financial Report

6.1 August 2018 Financials– The Board reviewed the reports. Our water bill has a high degree of variability and Jacob will look into any causes for that variation. John noted that the stormwater charges are inversely proportional and so it may be that the numbers are misallocated again.

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.

9.1 Meeting adjourned 8:45 pm. Our next BOD meeting is scheduled for Tuesday, Oct. 9, 2018.