

## WHOA Board of Directors – Meeting Minutes for April 9, 2019 Meeting

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

**Absent:** none.

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

- Meeting was called to order by the President at 7:05 pm.
- Minutes of the March 2019 meeting were amended and unanimously approved.

### 2. Due Process Hearings in non-public notes.

### 3. Old Business –

**3.1 Shed on Lakeshore HOA Property** – There is a shed on WHOA property, the homeowner put in a fence at the property line and the shed is clearly on WHOA property. Jacob sent a letter to the owner of 219 Lakeshore (Jorge Tores) regarding removal of the shed, and the homeowner is willing to remove the items in the shed and has a contact who will remove and utilize the shed. We do not have a timeframe, but Jacob will oversee this progress.

### 4. New Business –

**4.1 Move \$20K from Checking to Money Market Cash Reserve Account and purchase a Third CD of \$30k** – Amanda presented that we have a 6 mo reserve policy and we have some monies in CDs and in a money market account. We have expirations in Jan and Sept, but if we invested \$30k into another CD soon, that would be a good time frame. John moved, Mary seconded and the BOD unanimously approved moving \$20k from Cash Reserves to a Money Market and purchase a 3<sup>rd</sup> CD with \$30k currently in our Money Market account.

**4.2 Need for Pool Committee** – Our pool committee’s purpose was initially created to ensure the governing body (BOD) had some assistance addressing issues with disciplinary issues and unclean bathrooms. In recent years, we have worked with Stillwater and they serve our community well in responding to concerns raised by members and members seem to utilize that option for enforcing our rules and community standards. The pool committee also responds to requests from members regarding having birthday parties and community gatherings. Betty has access to the clubhouse calendar and would be a good coordinator of responding to these requests in light of the total community resources (parking, number of requests etc). Our community has limited volunteer resources. As a

Board, we must be mindful of the importance of maintaining functional governance structures with our Committees and volunteers. We are grateful for all the Pool Committee members who have served over many years. John moved, Mary seconded and the BOD unanimously approved disbanding the Pool Committee.

**4.3 Extended Use of the Pool** – Despite an earlier miscommunication, the pool will open on 5/18/19. The request to extend the season will depend on the weather in September.

**4.4 Punching Bag Donation for the Fitness Room** – A community member is willing to donate a standing punching bag to our fitness room. The BOD discussed this generous offer, but determined that we do not have a footprint large enough to enable adequate use.

## 5. Committee Updates

### 5.1 Building and Grounds:

**\*Pool Pump Replacement** – Amanda moved, Mary seconded and the BOD unanimously agreed to buy a 3 phase motor pool pump motor. We anticipate savings in electricity and water usage and expect the work to be done within the coming few weeks.

**\*Solar panels on the clubhouse** – Adam will look into this option for our Clubhouse.

**\*Stream Bank Erosion Control** – David has a meeting set up with Samuel Jackson from the City. Prior Summary: David and Jim are working with City and County (if possible) officials to address erosion control measures needed along the stream bank.

**\*Playground Update** – Betsy and David met with Hudson Veal of Carolina Parks and Play. We need to replace the climbing chimney due to its deterioration. We received a quote but not for the correct item, so David and Betsy will regroup with Hudson. Due to the deterioration of playground mulch, Betsy moved that we speak with Hudson and put in appropriate replacement mulch per Hudson's recommendation as soon as possible. Betsy and David and Adam will coordinate a task force of community members to offer input regarding the playground renovation and work with Hudson on options for our community space.

**\*Dead Tree at XX Shasta** – There is a tree on the property has died from pine bark beetles, but it appears those beetles are gone and are not likely to be a nuisance. While our handbook permits us to require removal of dead or diseased trees, we ask our neighbors to communicate with each other regarding neighbor-to-neighbor concerns

and therefore direct David ask the neighbor to communicate directly with the tree owner regarding removal.

**\*WHOA Property behind 108 Lakeshore-** A former owner had a garden on HOA property, but since the owner has moved, David will remove the raised beds along the lake.

**\*Lake Recirculation Pump** – David moved, Mary seconded and the BOD approved replacement of the broken pump.

**5.2 2019 Capital Projects Update** – see above.

**5.3 ARC Requests:** no update.

**5.4 Communications Committee:** Thank you, Betty, for your work on the newsletter.

**5.5 Neighborhood Watch** – Amanda is organizing the BBQ and will need volunteers on May 18 for our Neighborhood BBQ. We thank Colleen for her excellent notes on how to run this event well and look forward to success this year too!

**5.6 Pool Committee:** no update.

**5.7 Recreation Committee:** Annual Easter Egg hunt will be on 4/20/19 and the planning for it, including environmentally friendly non-plastic fillable eggs is well underway!

## **6. Financial Report**

**6.1 March 2019 Financials**– Jacob reported that we are on-budget across the board as-expected. Grounds is over-budget because we are ahead of schedule.

**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 8:46 pm.** Our next BOD meeting is scheduled for Tuesday, May 14, 2019. Our Annual Meeting will be Tuesday April 30 at the Durham Public Library.