

WHOA Board of Directors – Meeting Minutes for June 11, 2019 Meeting

Present: John Cambier (President), Amanda Sosebee (Treasurer), Elizabeth Martin, Jim Fleming, Donna Wolfe, Jacob Hildebrand (CAS).

Absent: Betty Turnbull (Vice President), Mary Evers, Adam Friedman

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the President at 7:07 pm.
- Minutes of the May 2019 board meeting and the public annual meeting were approved.

2. Due Process Hearings – none.

3. Old Business

3.1 Election of Officers. The Board elected John Cambier (President), Betty Turnbull (Vice President), Amanda Sosebee (Treasurer), and the position of Secretary was held open until July 2019.

3.2 Policy on PODS in Woodlake. A complaint was brought by a resident regarding a POD in the road in Woodlake. The Board discussed revising our handbook to limit PODS (storage containers) and dumpsters to driveways and for a period of no longer than 30 days without approval of the Board. John will draft a provision for the handbook for the Board to review, edit and vote upon as to revise the handbook.

3.3 Woodlake's Domain Name – John moved, Amanda seconded and the Board unanimously agreed to have Jacob work with Wally to transfer the site to Go Daddy as our hosting company so it can be titled in Woodlake HOA BOD's identification.

3.4 New Board Member – The Board agreed to the need to add another member. Betsy will post to FB a call for interest for this role, recreation chair and annual BBQ coordinator.

3.5 David White's Email of May 14, 2019 – The Board unanimously agreed to authorize David to proceed with the trail and clubhouse parking lot work recommended, but not to the noted work needed on Woodlake City streets.

4. New Business –

- 4.1 Swim Lessons at Pool – Betsy updated the Board with communications she had with a member regarding pool lessons. The HOA will neither revise our handbook to specifically address swim lessons nor will the Board take on the

role of coordinating swim lessons for our community. Members interested in using the pool for swim lessons must follow the other pool-related rules.

4.2 Fitness Room Entry to the Pool – The question of whether providing a fitness room also requires providing a bathroom was tabled until July meeting, and Jacob will research applicable laws information. Jacob will pin the window to ensure that is not used as an alternate form of entrance. The door has been deadbolted to prevent pool users from entering the pool via the gym.

4.3 Wall Clock at Pool – Ann Pilgrim, a community member, kindly offered to replace the clock on the wall of the pool. Jacob will take care of this task for our community.

5. Committee Updates

5.1 Building and Grounds: No update.

5.2 ARC Requests: No update.

5.3 Neighborhood Watch – We have experienced an increased police presence following our request for additional support following late night visitors to the pool and rock-throwing through back doors in part of our community. We have authorized them to consider people at the pool outside of operating hours (6am-8pm) as trespassers.

5.4 Recreation Committee: Amanda reviewed issues with the BBQ this year and the Board agreed to see if a community volunteer would be interested in taking on this responsibility.

6. Financial Report

6.1 May 2019 Financials – Jacob reported on our financials, which are healthy. John asked about variance on our Grounds Extra and our Gas line items and Jacob will follow up. Jacob will also follow up on the crediting process for the water leak at the clubhouse .

6.2 Aged Owner Balances – in non-public notes.

7. Violations, Delinquent Payments, and Foreclosed Property

Non-public notes

8. Open Forum: No attendees.

9. Meeting adjourned 8:41 pm. Motion was made by John to adjourn. Motion carried and meeting was adjourned.