

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

**Present:** John Cambier (President), Betty Turnbull (Vice President), Amanda Sosebee (Treasurer), Elizabeth Martin, Jim Fleming, Donna Wolfe, Adam Friedman, Katrina Portwood, Jacob Hildebrand (CAS).

**Absent:** Mary Evers (resigned effective July 2019).

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

- Meeting was called to order by the President at 7:04 pm.
- Minutes of the June 2019 board meeting were amended and approved.

### **2. Due Process Hearings – none.**

### **3. Old Business**

- 1. Election of Secretary.** The Board elected Elizabeth Martin to be Secretary and John will review edits and Betty will review all public notes prior to posting for our website.
- 2. Bathroom for Fitness Room –** Jacob pinned the windows to prevent access to the pool via the Fitness Room. After researching, Jacob determined that the fitness room is not required to offer bathroom facilities in order to remain open.

### **4. New Business**

- 1. PLAYGROUND –** Jacob will follow up with Hudson Veal at Carolina Parks & Play regarding the repeated missed deadlines on the project to refresh our playground. Jacob will also look into other options for vendors to work with for our improvement project.
- 2. DUCKS AT THE POOL –** Suzanne MacDonough, Woodlake Community Member, presented options she found to scare ducks from the pools to stop their visits (and soiling) in our pool. Suzanne bought some options and the Board will try the floating target-pictured beach balls and see if that works for ridding the community pool of the ducks who have taken to visiting often.
- 3. New Member:** Katrina Portwood was nominated and unanimously appointed to the Board to serve the term recently vacated by David White (2019-5/2021).

4. **New Handbook Language Regarding PODS and Dumpsters:** John moved, Betty seconded and all were in favor of amending the Woodlake Handbook to add the following language: “7.1.7 Temporary storage containers such as PODS or renovation-related dumpsters are permitted without approval, but only if located in the driveway of the residence and only for a period of up to 30 days.”

## 5. Committee Updates

### 1. Building and Grounds:

1. **Pool Decking:** David White attended the meeting and presented on the current decking and the recognition that we will need to replace the pool deck in the near future. Trexx (or a competitor thereof) and pressure treated wood are two options that were previously discussed (a few years ago). David will write a volunteer description and Betty will post on Facebook to see if we can get a community task force together to assist with these variations.
2. **Trail Projects:** David White also discussed the trail section list offered in prior email regarding obtaining bids for trail work within our community, and the Board agreed David will send an RFP on those projects.
3. **Lake Bubbler:** David White also reported on the lake bubbler that is not working and David will be quoting a new compressor to remedy the problem.
4. **Brightview Contract:** David White also reported on landscaping, and Brightview has had significant turn-over this year.
5. **Pool Camera:** The Board also discussed a wifi camera for the pool and a notice regarding this surveillance. John moved that David speak with his contact in this area and present some options to the Board; the motion was seconded by Adam and unanimously passed.
6. **Community Trash Cans:** David White has replaced springs in the trash cans around the community.

2. **ARC Requests:** No update.

3. **Neighborhood Watch:** No update.

**4. Communications** – Betty presented a request for a commercial outdoor welcome mat for the Clubhouse. John moved, Jim seconded and all were in favor of purchasing such a mat with the Woodlake name upon it for approximately \$200.

**5. Recreation Committee:**

1. Going forward, Johanna Kramer and Kristin Terry will serve as co-chairs of the committee. Amanda will serve as a resource.
2. Recreation will not hold a Photo Contest this year, but plans for the Ice Cream Party in early August are underway with Betty's assistance.

**6. Financial Report**

**6.1 June 2019 Financials** – Amanda reviewed the financials and emailed questions to Jacob and all is running well.

**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 8:33 pm.** Motion was made by John to adjourn, Katrina seconded and the motion carried and meeting was adjourned.