

WHOA Board of Directors – Meeting Minutes for August 13, 2019 Meeting

Present: John Cambier (President), Betty Turnbull (Vice President), Elizabeth Martin (Secretary), Jim Fleming, Donna Wolfe, Adam Friedman, Jacob Hildebrand (CAS).

Absent: Amanda Sosebee (Treasurer), Katrina Portwood

1. Call to Order/ Approval of prior minutes

- Meeting was called to order by the President at 7:02 pm.
- Minutes of the July 2019 board meeting were amended and approved.

2. Due Process Hearings – see non-public notes.

3. Old Business

- 1. Playground Equipment** – Jacob called two additional companies and they will meet with Jacob. Jacob will meet with Betsy to review options and communications to-date. Betsy will update on Facebook that our project plan has been slowed with our contractor, but this is part of our diligent work list.
- 2. Google G Suite Account and Website** - Jacob is in control of both now and Jacob will get the Board passwords to access.

4. New Business: none.

5. Committee Updates

1. Building and Grounds/ 2019 Capital Projects Update:

- 1. David White** met with several board members regarding his proposals on Monday 8/12/13 and followed up with a detailed memorandum (attached):
 - 1. Pool Decking:** The deck is the original decking. Several Board members met with David last night and the consensus recommendation was to ask for wood rather than trexx (because while Trexx has longevity, it scratches, fades and it is not recommended for community properties), adding functional shading. David will get RFPs from 3 contractors for the community.
 - 2. Trail Projects:** Jim moved, John seconded and the BOD unanimously agreed to contract with Raleigh Paving for \$14k of trail resurfacing.
 - 3. Lake Bubbler:** David White will replace this for \$1k.

4. **Tree Removal:** John moved and Jim seconded, that David White may contract with an appropriate to remove 3 trees near the lake at 4 Geneva and a tree behind 5601 Tahoe all on HOA property. The BOD unanimously approved this motion to empower David White.
 5. **Meadow/Memory Garden** – John moved and Betty seconded and the BOD unanimously approved approving David’s work on moving sediment as-needed but to not spend additional monies on this project at this time.
 6. **Playground** – see above. Contractors are not working well and we are still in a research phase.
 7. **Pond Excavation/Bank Stabilization** – The Board thoroughly discussed this area and the continued impact of the clear-cutting on the property along the sewer easement along the property Auburn (at Woodcroft/Barbee). John moved that we authorize \$5k of pond excavation/ bank stabilization, and David should come back for additional monies as needed. A bubbler was not recommended by the community.
 8. **Pool Painting:** We have been 5 years since our pool painting, but since painting would cost \$22k (plastering would be \$40k) and we have so many priorities (including the pool deck). The recommendation is that the paint is starting to oxidize and we don’t believe this work will be necessary to pass inspection for 2020 pool opening.
 9. **Pool Conversion to Salt Pool:** It would cost \$20k to convert to salt, and takes more electricity. Jacob will work on the comparison costs for a conversion, although it appears to be a challenging business case.
 10. **Pool Camera:** Donna looked into a variety of camera systems and it appears a system could be in place for \$1k or less. We will all review the options from Donna to buy a simple camera to monitor the pool and clubhouse parking lot, with signs to advise the members and public.
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2. **ARC Requests:** No update.
 3. **Neighborhood Watch:** No update.

4. Communications – No update.

5. Recreation Committee: Over 100 people came to our ice-cream social. August food truck (8/17/19) is an ice cream food truck and our September food truck will come on 9/14/19. Betty will contact the new leaders to help with transition to our new leadership and Betsy will connect Betty with these new leaders.

6. Financial Report

6.1 July 2019 Financials – John reviewed the financials and all is going well. We have sufficient financial security to afford the above projects.

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 9:11 pm. Motion was made by Betsy to adjourn, Adam seconded and the motion unanimously carried and meeting was adjourned.