

WHOA Board of Directors – Meeting Minutes for October 8, 2019 Meeting

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

Absent: Elizabeth Martin (Secretary)

1. Call to Order/ Approval of prior minutes

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

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

3. Old Business

1. **Playground Equipment** – Jacob has received the contractor’s proposal. The proposal is to remove the chin-up bar and replace with a circular monkey bar and repair and replace the other components. Installation would be by the end of the year. A suggestion to power wash or resurface slide rather than replace will be investigated to reduce costs.

Adam moved, and John seconded a motion to fund the playground improvement proposal for \$16,056.63. The motion passed unanimously.

2. **Cameras at the Pool/Parking Area-** The discussion was tabled because pool is closed.

4. New Business:

- 4.1.1 **Budget discussion** – Jacob prepared a proposed budget including increases in some areas. Increasing dues was discussed.

5. Committee Updates

1. Building and Grounds/ 2019 Capital Projects Update:

1. **David White** presented a detailed update to current and future projects.
 1. **Brightview** – new personnel are on a learning curve, The HOA property at Boxwood/Cedar Hill area is being added to the routine maintenance.
 2. **Pond work:** Completed.

3. **Pruning around lake:** The lake edge was pruned. Over 60 community volunteer hours were logged. Additionally, Mark Germana gave 24 hours of his time and David gave over 40 hours of volunteer service.

4. **Tree work-** complete

5. **Trail paving** – Work will begin in late October.

6. **Pool Decking:** Work is scheduled to begin in November. David will scope out options for a shade screen.

7. **Memory Garden** – Due to trimming work and unpredictable rain impacts on the area originally considered for the garden, options for bench placement elsewhere around the lake will be explored.

8. **Budget request** – David requests and recommends that \$10,000 is budgeted for 2020 for Miscellaneous Grounds expenses.

2. **ARC Requests:** Committee members will check that emails are being received.

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

4. **Communications** – No update.

5. **Recreation Committee:** Amanda has been in contact with committee to facilitate continuity of activities..

6. **Financial Report**

6.1 **September 2019 Financials** – Jacob reviewed the financials and all is going 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 8:36 pm.**