

WHOA Board of Directors – Meeting Minutes for December 10, 2019 Meeting

Present: John Cambier (President), Amanda Sosebee (Treasurer), Elizabeth Martin (Secretary), Jim Fleming, Adam Friedman, Jacob Hildebrand (CAS).

Absent: Betty Turnbull (Vice President), Katrina Portwood, Donna Wolfe.

1. Call to Order/ Approval of prior minutes

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

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

3. Old Business

- 1. 2020 Budget Discussion** – Amanda proposed a revised budget, which was thoroughly discussed and slightly modified. John moved to approve the revised budget with the minor modification, this motion was seconded by Adam and approved by unanimous vote. The approved budget is attached hereto as Exhibit A.

2. Cameras at the Pool/Parking Area (tabled until March 2020)

4. New Business -none.

5. Committee Updates

1. Building and Grounds –

- 1. Insurance coverage:** Jacob will invite our insurance broker to our January meeting to ensure coverage over our independent contractors and volunteers is in effect and in order, as previously assured.

2. Pool Decking:

- October 2019: Work is scheduled to begin in November. David will scope out options for a shade screen.
- November 2019: no new update, work is expected to begin soon.
- December 2019: work is expected to begin soon, invoice for initial work has been received in anticipation of the work.

3. **Playground installation** – Betsy raised the issue that the installation was different from the revision, but Jacob explained this was covered in October 2019 and approved by the Board since there were no other options due to the size of the component parts. Jacob will follow up with Hudson regarding re-opening the playground as it appears complete but is currently caution-taped off.

2. **ARC Requests:** Communication issues have been resolved. Jacob is able to access SmartWebs now, so that complication in the processing of ARC applications was also resolved.

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

4. **Communications** – No update.

5. **Recreation Committee:**

1. The Woodlake Handmade Holiday Show was in November, which was coordinated by Woodlake resident Sarah Coppola. Five percent of all sales was sent to Hope Animal Rescue.
2. Amanda coordinated with Kristen and Johanna and they are set to take over in January 2020.
3. Potential holiday party discussed for 12/14/19 to thank our annual volunteers was rescheduled for January 2020. Board agreed that perhaps the weekend with Sunday 1/26/20 would be a popular post-playoffs, pre-Superbowl option for a gathering.

6. **Financial Report**

6.1 November 2019 Financials – Jacob reviewed the financials, and all is going well.

6.2 Aged Owner Balances – in non-public notes. Jacob reviewed open items for stale accounts and those balances have been written off.

7. Violations, Delinquent Payments, and Foreclosed Property

- Non-public notes

8. Open Forum: No attendees.

9. Meeting adjourned 8:02 pm. Betsy moved, John seconded and it unanimously passed. **Next meeting scheduled for January 14, 2020 at 7pm.**

