

WHOA Board of Directors – Meeting Minutes for August 11, 2020 Meeting

Present: John Cambier (President), Amanda Sosebee (Treasurer), Elizabeth Martin (Secretary), Adam Friedman, Jim Fleming, Donna Wolf, Katrina Portwood, Crystal Harden, Jacob Hildebrand (CAS).

Absent: Betty Turnbull (Vice President)

Community Members: Marcia Trenter

1) Call to Order/ Approval of prior minutes

- a) Meeting was called to order by the President at 7:07 pm. The meeting was held virtually via Zoom due to pandemic and social distancing orders.
- b) Minutes of the July 14, 2020 were edited and approved unanimously.

2) Due Process Hearings – None.

3) Old Business – none

- a) Cameras at the Pool/Parking Area: previously tabled, will continue to be tabled until the pool is scheduled to open.
- b) Handbook Revisions –
 - i) John will take charge of this project, even though he is leaving the Board effective with the next election, he will continue on this work and report back to the Board with his edits/ suggestions.

4) New Business

a) Annual Meeting 8.13.2020

- i) Our Treasurer, Amanda will speak, on behalf of the association for the prior years and current year's budget and financial reports. David White will speak on behalf of Building and Grounds. John Cambier, our President, will offer his message and has communicated with others who have a speaking role.
- ii) Election - Open Seats: John will not run for re-election. Donna and Betty will run again for their seats. Several members of the community have reached out to Board members and Jacob for interest in serving on the Board and additional nominations will be taken at the virtual annual meeting.

5) Committee Updates

- a) **Building and Grounds** – David White emailed and attended the meeting to provide an update from this committee.
 - i) Swimming Pool Painting/ Plastering – David White obtained three bids for plastering our pool. John moved, Amanda seconded, and the Board unanimously approved option AquaTec 1B, plastering both pools and tiling with 6 tiled lane markers and adding a babypool cover. The proposals considered are from David's Excel spreadsheet comparing options attached hereto.

- ii) Clubhouse Irrigation Leak – there was a failed joint in our irrigation system, which David directed to be repaired for our community.
 - iii) David is coordinating with the Woodlake Eagle Scout who is working to create a nature center around our memory garden.
 - b) **ARC Requests:** No update
 - c) **Neighborhood Watch:** No update.
 - d) **Communications** –Annual meeting communications were sent by mail, email and posted on our FB community. The meeting will be held virtually on Thursday August 13, 2020 and hosted by Jordan Price. Betsy moved and Crystal seconded the motion to add SASE return envelope for the ballots to our mailings for the election to encourage and ensure access to voting, and the motion passed unanimously. The ballots will be printed on blue paper. Food events coordinated by Betty are running and our community is enjoying this opportunity to eat well and support local restaurants.
 - e) **Neighborhood Watch** – No update.
 - f) **Recreation Committee:** No update. All gatherings have been cancelled due to the pandemic.
- 6) Financial Report**
- a) July 2020 Financials – Amanda noted Cost Category 6540 on trash removal looks like there have been no actuals for the year, so Jacob will check on that item. All other items appear to be appropriate.
 - b) 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 8:09** John moved to adjourn the meeting, Betsy seconded the motion and the motion unanimously passed.
- a) Our annual meeting and is scheduled virtually for Thursday, August 13, 2020 at 5:30pm. Our next regular Board meeting will be on September 8, 2020 at 7pm.

***Non-Public Notes Follow**