

WHOA Board of Directors – Meeting Minutes for January 12, 2021 Meeting

Present: Betty Turnbull, Elizabeth (Betsy) Martin, Adam Friedman, Jim Fleming, Katrina Portwood, Marine Bellucci, Crystal Harden, Amanda Sosebee, Jacob Hildebrand (CAS).

Absent: Jermaine McGill

Community Members: David White (Buildings and Grounds Committee Chair), David Martin (resident), Jaret Binford (resident), Alex Jackson (resident).

1) Call to Order/ Approval of prior minutes

a) Meeting was called to order by Betty Turnbull at 7:04pm. The meeting was held virtually via Zoom due to pandemic and social distancing orders.

2) Approve Minutes –Betsy moved to approve the minutes of the December 08, 2020 Board meeting, the motion was seconded by Amanda, and the edited minutes were approved unanimously.

3) Due Process Hearings – Two Due Process Hearings were held, see non-public notes.

4) Old Business:

a) Cameras at the Pool/Parking Area: Discussion previously tabled, will continue to be tabled until the pool is scheduled to open.

b) Handbook Revisions: The Handbook revisions are complete and ready for the Board of Directors' review. Betsy provided an overview of the major changes. The Board will review this document and provide feedback for final edits in February, and handbook print-out in March 2021.

c) NABR as new Platform: WHOA subscription to NABR is occurring this month. Our subscription to Smartwebs will be maintained for a couple of months until NABR can be fully rolled out. Katrina and Marissa will assess the features of this new platform and how they can be tailored to our needs to better serve our community.

5) New Business:

a) 2021 Pool opening: At this time, it is uncertain what the NC state laws, regulations and guidelines regarding pools, will be in the Spring. Mitigation plans including waivers signed by the residents and potential liability issues were discussed by the Board. During the last pool season in 2020, difficulties finding pool attendants combined with cleaning supplies shortage made it difficult to comply with state regulations. For the upcoming pool season, our pool management company, Still-Water Pools (which is now Pinnacle Pools), stated there should not be any issue hiring a pool attendant from late-May to

mid-August (most likely a college student), to ensure NC regulations are respected. The hourly rate would be \$20.00 per hour. For an additional flat fee of \$50.00 per day, Pinnacle Pools can make two visits per day (one visit in the morning, one visit in the afternoon) to clean bathrooms and pool equipment. A third option would involve the installation of sanitizing stations and the presence of community volunteers to clean and monitor the pool. Encouraging residents to bring their own pool furniture could be considered to limit the use of shared equipment and minimize costs associated with extensive cleaning. In addition, the new NABR platform could also accommodate a sign-up sheet system to ensure regulations related to the number of attendees, are respected. Katrina, Amanda, Jaimie and Betsy will draft an outline taking into consideration cost options (including the option of pool users sharing the cost of attendant and cleaning supplies/crew) and liability risks. Drafted recommendations will be discussed at the next Board of Directors meeting to be held in February.

- b) **2021 Budget:** Our treasurer, Amanda, indicated calculating formulas were off on last month's spreadsheet for the 2021 budget (subtotals were blank). Revisions to the budget show a reduced amount of contribution to the Reserve Account. Betsy moved to approve the amended 2021 budget, Betty seconded, and the motion passed unanimously.

6) **Committee Updates**

- a) **Building and Grounds** – David White provided an update via email and will answer questions during the next Board of Directors' meeting.
- b) **ARC Requests** – No updates.
- c) **Neighborhood Watch** – No updates.
- d) **Communications:**
 - i) **Newsletter:** The newsletter will come out by beginning of April and will include links to the new version of the Handbook.
 - ii) **AGM Date:** The annual general meeting will be held in early May 2021. Three Board members seats are up for election in 2021.
- e) **Recreation Committee** – No updates.

7) **Financial Report:**

- a) December 2020 Financials: Financials were reviewed, all is consistent with expectations.
- b) Aged Owner Balances: In non-public notes.

8) **Violations, Delinquent Payments, and Foreclosed Property** – in non-public notes

9) **Open Forum:** No attendees.

- a) **Meeting adjourned:** 9:46pm Betsy moved to adjourn the meeting, Marine seconded the motion, and the motion unanimously passed. Our next regular Board meeting will be on February 9, 2021 at 7pm