

WHOA Board of Directors

Meeting Minutes for May 11, 2021

Present: Betty Turnbull (President), Katrina Portwood, Elizabeth (Betsy) Martin (Secretary), Jim Fleming, Crystal Harden, Kristin Terry, T.R O'Neill (CAS).

Absent: Amanda Sosebee (Treasurer)

Resigned since last meeting: Adam Friedman, Marine Bellucci

Community Members Attending: Elizabeth Shaffer (community member), Mary Jean Tkach (community member), Tim Warren (community member), Rhonda Pace (community member)

1) Call to Order/ Approval of prior minutes.

a) Meeting was called to order by Betty Turnbull at 7:05pm. The meeting was held virtually via Zoom due to pandemic and social distancing orders.

2) **Approve Minutes** – Jim moved to approve the minutes of the April 13, 2021 Board meeting, the motion was seconded by Katrina, and the minutes were approved unanimously.

3) **Approve Email Vote** - Since the meeting in April 2021, Adam Friedman and Marine Bellucci resigned their positions. In an email, Betty moved, Crystal seconded and the Board unanimously approved adding Kristin Terry (who was the next runner up in our election in August 2020) to the Board as a member-at-large, to complete the seat held by Jermaine McGill (who resigned in February 2020). Betty also moved, Crystal seconded and the Board unanimously approved Betsy being re-appointed as Secretary.

4) **Due Process Hearings** – None.

5) Old Business:

a) Handbook revision – Katrina moved and Jim seconded to approve the following modification to the April 2021 adopted handbook.

i) 9.1.2.2. Motor vehicles, motorcycles, go carts or other non-human powered devices, *except as necessary for maintenance of WHOA property*. Italicized section added.

b) Cameras at the Pool/Parking Area: Discussion previously tabled, will continue to be tabled until the pool is scheduled to open. Although pool is now opening, this topic was not addressed at the meeting.

c) Pool Opening Discussion –

- i) Pool Task Force met on 5/10 to review the Governor's 5/4 and 5/7 interim outdoor pool opening ([open \(ncdhhs.gov\)](https://www.ncdhhs.gov)). A summary of the recommendations was provided by Katrina. A copy of the proposed revised Pool Rules is attached to these minutes. Overall, the Task Force recommends opening without an attendant due to Pinnacle's inability to find an attendant for our community (despite promises in October 2020 and February 2020 that they would be able to do so) and the relaxation of covid-related rules by the NC government. Under the new rules, masks are not required on the pool deck, community members are responsible for social-distancing, masks are required in bathrooms in addition to social-distancing. The pool may operate at 100% capacity, which we historically never reach. The order from the governor contemplates unattended pools with signs for ensuring these rules are known, and specifically mentions HOA unattended pools in the order. The Board can instruct Pinnacle to provide disposable masks at entrances to the bathrooms as well as hand sanitizer and cleaning supplies for members to use on chairs/ tables. We can also block off a sink and bathroom stall in the bathrooms to ensure social distancing. The water fountain should be turned off or blocked from use. Pinnacle is ready to do the required deep-cleaning daily and CAS will ensure Pinnacle is ready to respond to any report of a COVID-19 exposure/ spread at the pool, since an exposure will require closing and deep cleaning. The Board can permit guests and leave the current policy in place, while also deciding not to allow parties (8 guests or more) for the foreseeable future. CAS will need to work with our Attorney to provide a waiver and assumption of risk clause to be attached to the pool rules and signed by members prior to activating pool keys. We will need these documents returned in time for a 5.28.2021 opening (Friday of Memorial Day weekend) or sooner, if possible. CAS will also need to check on the inspection and make certain we are ready. CAS will put up signs around the pool, as required by the governor's order, as well as an additional sign at the baby pool to say "Due to social distancing rules, the Baby Pool is open to one group at a time." Betsy moved that we accept the recommendation of the Pool Task Force, as set forth herein, and the summary of rules set forth which follows with the appropriate waiver and assumption of risk clause included. The motion unanimously passed.
- d) NABR as new Platform: NABR has not set up the ARC interface. CAS will help us set up these items; the Board will need to provide the appropriate forms. T.R. has a meeting on Thursday 5/13 with ARC to coordinate the updates in NABR so we can switch from SmartWebs since NABR communicates with CAS' caliber database and therefore will not require manual entry of community members.

6) New Business:

- a) Annual Members Meeting ballot items: On hold while attorney considers a new revision to the community management laws. The virtual voting law has passed the NC House and is at the NC Senate. TR will also look for outdoor options for a potential in-person meeting this summer if the virtual meeting law is not adopted by July.

7) Committee Updates

- a) **Building and Grounds** –David is working on RFPs for the trail repairs.
- b) **ARC Requests** –T.R. is meeting with ARC on Thursday to work on NABR.
- c) **Neighborhood Watch** – No updates.
- d) **Communications:** A communication will go out to inform the community of our plan to open the pool.
- e) **Recreation Committee** – A volunteer in the community is organizing a blood drive, but we don't have a current update. Alexa Griffiths is working on food trucks and that is going well. The Recreation Committee needs additional active members. Kristen is meeting with Joanna Kramer to see if she is willing to step into active leadership since Kristen has joined the Board. The Recreation Committee organized a spring egg hunt celebration that was well received by the community. Recreation will create a FB account to post events from the Committee.
- f) **Finance Committee** – Jim Fleming, John Cambier and Amanda Sosebee will meet this month in advance of the June Board meeting.

8) Financial Report:

- a) April 2021 Financials are not ready yet but will be reviewed by the Board and Finance Committee by email.
- a) Aged Owner Balances: In non-public notes.

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

10) Meeting adjourned: 8:38 pm Betty moved to adjourn the meeting, Jim seconded the motion, and the motion unanimously passed.

- a) Our next regular Board meeting will be on Tuesday June 8, 2021 at 7pm.