

WHOA Board of Directors

Meeting Minutes for July 19th, 2022

Present: Betty Turnbull, Kristin Hart, Alexa Griffiths, Fabio Beltramini, Jim Fleming, Cecilia Williford Gray (CAS), Elizabeth (Betsy) Martin, Wyatt Upchurch,

Absent: Jabari Myles

Guests: David White

Community Members Attending:

1. Call to Order/ Approval of prior minutes.

- a. Meeting was called to order by Betty Turnbull at 7:01pm. The meeting was held virtually via Zoom.
- b. Kristen moved to accept the minutes from the June 2022 Board meeting, and Wyatt seconded. The motion was approved unanimously.

2. Homeowner Forum: - Not Applicable

3. Due Process Hearings – Not Applicable

4. Old Business:

- a. Bylaws update
 - i. Possible Directors of the HOA board change:
 1. Currently we allow both members of the community (lot owners) and residents (ex. renters) to be directors of our board. Could be a holdover from having developers involved. This allows tenants to be a director as well as homeowners.
 2. Currently only members (lot owners) are allowed to vote within the HOA, renters are not allowed to vote as part of the community.
 3. The new bylaws wording would restrict board members to only lot owners and their spouses.

4. Betsy and Jim will continue to work on the new bylaws and get back to the board for the August meeting.
- ii. We would like to keep 9 directors with 3 rotating every year. This will need to be changed in the new bylaw proposal.

5. New Business:

a. Opening the Pool Gate for those without a key:

- i. Context: The board received an email from a concerned community member regarding possible swimming lessons taking place at the pool for non-community members, and led by an instructor who also does not live in the community. These individuals do not have keys and are asking at the gate to be let into the pool.
 1. Discussion from the board: We know the identity of the swim instructor and the company they are associated with. CAS will reach out to the company to convey that the pool is not to be used by the instructor and students unless a woodlake residence is present.
- ii. There has been a significant number of people being let into the pool without cards. Is there any way we can address this? Wyatt also mentioned that children are being unsupervised and playing with the new gate.
 1. Conclusion from the board: Signage and a FB post, something to the effect of "Please refrain from opening the gate for anyone not in your party or family. And do note - this gate is not a toy" - Betty to solidify wording for a sign

b. Annual General Meeting:

- i. We plan to ask Hope to lead the meeting as is typical.
- ii. Betsy and the committee would like to present the revised bylaws at the meeting.
- iii. Tentatively scheduled for Sept 20th.

6. Committee Updates

a. **Building and Grounds:**

i. The lake

1. Why is it persistently green this year and what can we do about it
 - a. Bruce Ellis has been maintaining the lake for a significant number of years, but he is not associated with a larger company. We should

consider looking for a larger entity/company to start maintaining the lake and provide a broader range of service in regards to lake maintenance.

- b. The suspicion is the color and smell is due to nitrogen and phosphorus being washed into the lake. From leaves, fertilizer, etc. Bruce does not have a preventative mechanism, he occasionally treats it when the lake gets bad. Others may have more means of preventing or addressing the issue.
- c. Fabio will sync with the sustainability committee to see if they have any feedback or expertise in this area.

ii. Clubhouse landscaping

- 1. The juniper bushes near the clubhouse front door and between the pool bathroom building and the parking lot look sad. What can be done to improve the appearance?
 - a. Would likely cost a few thousand dollars to remove and replant. Possibly with more junipers. No objections from the board to move forward with replacing the juniper bushes.

iii. Dead Tree Removal

- 1. There are several dead or overgrown trees that need to be addressed. David will get quotes for the scope of work.

iv. Spray chalk from the Pride Event

- 1. There is a rule against putting signs on HOA property without permission, and event signs must be removed promptly after an event. There are chalk signs on the trails from the Pride Event that recently occurred, and while they are easily removed with water, there are about a dozen, and they have not washed away in the rain.
- 2. Betsy makes a motion that we ask the organizers of the event to remove the chalk signs. Kristen seconded the motion. The motion was passed unanimously. Cecilia will reach out to the event organizers.
- 3. It is worth reiterating rules about signage to the neighborhood, however the board plans to wait for a more appropriate time to discuss signage - likely closer to elections in November.

v. Community Bulletin Board

1. Kristin will start taking care of the bulletin board, cleaning out what needs to be removed, and adding requested flyers from the community. The board will remain locked, and community members will not be able to add to it directly.

b. Sustainability Committee:

- i. They are meeting later this week to continue work on a survey for the community to gauge potential rule updates related to sustainability. They hope to finalize the questions for the survey within the next two meetings.

c. ARC Committee

- i. They are working on language to clarify some of the requirements in the handbook.
- ii. Donna Wolf has offered to take over as chair on August 1st. The HOA board must appoint this position and it requires a motion. Given the number of board members who have not met Donna, the board proposes that Carolyn stay as chair until September and that Donna attend the August board meeting so the rest of the board can meet her.

d. Neighborhood Watch

- i. National Night Out August 2nd
 1. Ice cream social with Officer Knight. Gluten free and dairy options will be available.
 2. Do we open the clubhouse and let people inside? No. With the covid numbers going up lets keep the event outside this year.

e. Communications – no update.

f. Recreation Committee –

- i. July 4th Parade:
 1. Success! 30-40 kids attended, but it was tricky getting volunteers.

- ii. BBQ - Date TBD. Possibly September 17th or after the pool closes.
 - 1. Have it outdoors at grass patch by the little library
 - 2. Have bagged chips as sides, or single serve sides
 - 3. Kristen motioned that we approve ~\$2500 for the event, Wyatt seconded. Motion was unanimously passed.
- iii. Budget Increase
 - 1. Due to inflation Kristen would like to request an increase of \$200, for a total budget of \$1200 for next year.

7. Financial Report: No update.

8. Meeting adjourned: Jim moved to end the meeting and Kristen seconded. The president ended the meeting at 9:08 with no objections.

- a. Our next regular Board meeting is scheduled for Aug 16th, 2022 at 7pm.