

WHOA Board of Directors

Meeting Minutes for Aug 16th, 2022

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

Absent:

Guests: David White, Donna Wolf, and Carolyn White

Community Members Attending:

1. Call to Order/ Approval of prior minutes.

- a. Meeting was called to order by Betty Turnbull at 7:03pm. The meeting was held virtually via Zoom.
- b. Kristen moved to accept the minutes from the August 2022 Board meeting, as corrected and Fabio seconded. The motion was approved with Betsy abstaining.

2. Homeowner Forum: -

a. Homeowner Forum/Requests

- i. Request to change fitness room hours for an earlier start date to 4:30 am.
 1. There are concerns about people entering the gym and continuing on to the pool. We would need to check with the fire department to see if we can lock the door from the gym to the pool from the inside.
 2. There is also a door from the clubhouse to the pool but it requires a key to open from inside. The proposal is we permanently put a key in that lock (after replacing the deadbolt so the key can't be copied) and put up a sign saying that renting the clubhouse does not entitle you to pool access.

3. Betsy moved to open the gym at 4am and put up a sign saying they cannot enter the pool via the gym. Alexa seconded.
 - a. Motion passed unanimously

3. Due Process Hearings – Not Applicable

4. Old Business:

- a. Bylaws update:
 - i. The next step is to get legal advice on our questions about the proposed updates. Fabio will collate the questions and create a summary of the open items to send to Cecilia who will forward it to the lawyer for feedback. Possibly at the 2023 annual meeting in April of 2023.
 - ii. We do not plan to vote on the updated bylaws at the September 2022 annual meeting.
- b. Meet the new (proposed) ARC Chair Donna Wolf:
 - i. Quick board introductions were performed and the board was offered a chance to ask Donna questions.

5. Committee Updates

- a. **ARC Committee**
 - i. Feedback from the board on the new system:
 1. The new process is working well. Communication between the members of the neighborhood and the ARC is fast and easy. The platform aids in the ease of communication and efficiency.
 - ii. Recommended Changes to the Handbook:
 1. The covenant states that ARC has a maximum of 60 days to reply to an ARC request, but the suggested update to the handbook (which the board can change without the neighborhood participating in a vote) says the ARC will have 30 days to reply to an ARC request.
 - iii. ARC Committee updates:
 1. Carolyn officially tendered her resignation as the chair of the board and recommended the board appoint Donna as chair.

2. There are currently 5 total members of ARC (one recently resigned). Carolyn pointed out that it is helpful going forward if two people have access to the ARC emails, the ability to release the ARC applications to the rest of the ARC committee, etc. Betsy proposed that going forward we have a vice-chair of the ARC committee. For now this seat will be filled by Carolyn.
3. Jim moves to approve Donna as the new ARC Chair and Wyatt seconded. The vote passed unanimously.

b. Building and Grounds:

i. Tree Removal:

1. There are 10 items on the tree removal spreadsheet. Treeist (who we have used before) had the cheapest quote, and David recommends we use their services, but they have a backlog of 5-6 weeks.
2. We had \$4000 budgeted for tree removal, ~½ of which was used back in June, and we have \$20,000 in “funds, grounds extra” for any additional tree work.
3. All but 2 of the items are for dead trees, one was struck by lightning and a nearby homeowner was concerned about possible damage being done by the tree. Treeist will expedite the removal of the tree for a 10% upcharge which we will move forward with.
4. David asked the board for approval to move ahead with the proposed work and the board indicated he should proceed.

ii. Political Signage around Forest Ridge:

1. There is significant political writing (in chalk) on the trails around Forest Ridge heading towards Ringwood. There is also chalk still present in the area.
2. Proposed action:
 - a. Wyatt will remove the chalk and mention why the chalk was removed and how to find it to the family nearby. He will also try to wash off the writing with water.
 - b. Betty to send a listserv and FB message from the board reminding the neighborhood that HOA property is for the community and, consistent with

the covenant and handbook, should not be used for signs or personal messaging.

6. (More) Old Business:

a. Pool Gate:

- i. Signage has been added to the outside and inside of the gate and above the button inside the fence.
- ii. There was an event at the pool where someone without their key card requested entry, was denied, and became angry. They later returned with their key card and accosted the community member who followed the rules and did not permit them entry. They also frequently left their small children in the pool area unsupervised.
 1. Betty will send out another listserv message about pool rules, and thank those members who follow the rules.

b. Annual Meeting:

- i. Set for September 20 and will be led by Hope
- ii. 3 seats will be open for election
- iii. Jabari will be stepping down after this year
- iv. Fabio will be up for re-election in 2023, Alexa and Wyatt will be up for re-election in 2024

7. Committee Updates:

a. Recreation Committee –

i. BBQ

1. Pre-covid the cost was \$2800, and the board had approved \$2500 which likely will not be enough.
2. Alexa motioned to approve up to \$4000 for the BBQ and Wyatt seconded. The motion passed, Fabio and Jabari abstained.
3. Date - October 1st.

ii. Committee meeting scheduled for September

b. Sustainability Committee:

- i. The survey for community feedback is still in development. It will be sent to CAS and the board before being sent to the community.

c. Finance Committee:

- i. The finance committee will meet at the end of the month to determine whether to recommend increasing the dues.

- ii. The proposed budget has an increased allocation for tree work and removal. Historically we have gone over budget on Tree Removal/Trimming. The average appears to be ~\$9,000 for tree work. The 2022 budget had \$4000 allocated.
- iii. Cecilia proposed allocating \$2000 for the Exercise room. \$0 was allocated for 2022. The finance committee wanted justification for this fee.
 - 1. This is not a new set of expenses, and historically code 6490 had been used to pay the SK fitness service/repairs fee for the exercise room machinery. Cecilia proposes we create a new Exercise room line item instead of paying this fee via 6490 (Miscellaneous Pool and Club)
- iv. Legal costs in the proposed budget was \$5000 (was \$3000 in 2022 budget, actual cost as of this meeting was ~\$300). Is this due to having our lawyers run the annual meeting? Can we skip that?
 - 1. Betsy suggested we may have the lawyers run the meeting because they have the software required to electronically vote.
 - 2. Cecilia used the actual value from 2021 to create the proposed amount which was \$4660.79. The 2021 amount was significantly higher than prior years, likely due to having lawyers run the annual meeting (expected value of ~\$800).
- v. Recreation has been increased from \$1000 to \$2000
- vi. This budget is based on raising dues \$1.50

8. New Business:

a. Newsletter:

- i. Targeted to come out in October

b. Girl Scout:

- i. Being handled by Colleen - she offered them \$35 instead of \$50 to book the clubhouse

9. Meeting adjourned: Jim moved to end the meeting and Kristen seconded.

The president ended the meeting at 9:47 with no objections.

- a. Our next regular Board meeting is scheduled for October 18th, 2022 at 7pm.