

WHOA Board of Directors

Meeting Minutes for October 16th, 2022

Present: Betty Turnbull, Kristin Hart, Alexa Griffiths, Fabio Beltramini, Jim Fleming, Cecilia Williford Gray (CAS), Wyatt Upchurch, Caleb Hall, Michael Linsenmeyer

Absent:

Guests: David White

Community Members Attending:

1. Call to Order

- a. Meeting was called to order by Betty Turnbull

2. Board Nominations:

- a. Betty nominated Jim as treasurer and Wyatt seconded. Jim nominated Betty as Vice-President, Wyatt for President, and Alexa for secretary - Fabio seconded. The vote passed unanimously.

3. Approve Minutes

- a. Jim moves to approve the minutes as amended and Betty seconded. Vote passed unanimously.

4. Old Business:

- a. Bylaws - Fabio/Jim working with Jim Slaughter
 - i. No update
- b. Community BBQ
 - i. We have food estimates for 125 people for ~\$1900 and RSVP will close on Sunday Oct 23rd.

5. New Business:

6. Committee Updates

- a. **Sustainability Committee**
 - i. Leave the Leaves Campaign: The initiative is not to literally leave the leaves, the goal is to educate the neighborhood about improving soil nutrients and providing winter habitats for insects.

1. The sustainability committee would like the support from the board. Fabio motioned that the board share the campaign via email, allow a poster to be placed on HOA property, and communicate to the neighborhood that CAS will not enforce rules around the appearance of leaves. Jim seconded, the motion passed unanimously.

b. Building and Grounds:

- i. Pinnacle Pools Estimate for filters attached \$10,626.97 and concrete around the baby pool - David White requested written documentation on when its time to replace these filters
- ii. Tree work that was discussed previously has been completed.
- iii. As leaves are collected on HOA property they will be offered to the neighborhood for use in their yards.

c. Recreation Committee

- i. Halloween Trick or Treating Map - orange for candy and teal for non-candy options. There has been a lot of participation from the neighborhood already.
- ii. The Saturday before Halloween there will be a pumpkin/paper bag decorating/illumination event.
- iii. There will also be a Halloween House Decorating contest.

d. Finance Committee

- i. Budget for 2023 must be approved. The financial committee recommends there be no dues increase this year.
- ii. They do recommend increasing 6040 from \$4000 -> \$9000 (Tree Removal / Trimming cost code).
- iii. \$5000 was removed from 6040 (Grounds extra) and shifted to the Lake Maintenance (6060). Essentially just a bookkeeping change.
- iv. Exercise room was reduced from \$2000 to \$1000 due to the lack of a plan for the room or a plan for how to allocate the funds.
- v. Utilities budget has been slightly increased (except for pool telephone which was decreased due to newer technology) due to Duke Energy Increase.

- vi. Administrative Budget was slightly adjusted, insurance and admin expenses slightly increased. The attorney cost for running a virtual annual meeting was discussed - having an in person annual meeting may be more cost effective.
- vii. Some Community expenses funds (7060) were reallocated to 7065 (Recreation Committee)
- viii. Total Replacement Fund Activity: \$28,390 (Original was \$32,390)
- ix. Communications budget (7070) was moved to 7010 Administrative Expense. 7070 was typically used to send out annual newsletter which has not yet been done this year. If CAS mails the newsletter it would be coded for 7010 but mailing the newsletter would likely be \$3000 and would put us over budget.
 - 1. The newsletter can be sent digitally, at a cost of \$0.
- x. Jim proposed column D for the budget for 2023. Betty moved to approve the motion and Kristen seconded. Motion passed with one abstaining vote.

7. Meeting adjourned: Alexa motioned to end the meeting at 9:47 and Betty seconded.

- a. Our next regular Board meeting is scheduled for November 15th, 2022 at 7pm.