

# *WHOA Board of Directors*

## *Meeting Minutes for February 21st 2023*

**Present:** Betty Turnbull, Jim Fleming, Kristin Hart, Cecilia Williford Gray, Wyatt Upchurch, Fabio Beltramini, Alexa Griffiths

**Absent:** Caleb Hall, Michael Linsenmeyer

**Guests:** David White

### **Community Members Attending:**

#### **1. Call to Order**

- a. Meeting was called to order by Wyatt at 7:06

#### **2. Approve Minutes:**

- a. Alexa to apply meeting minutes feedback and follow up with board via email. Minutes to be approved at next meeting.

#### **3. Old Business:**

- a. Bylaws – Fabio/Jim working with Jim Slaughter – tabled for now. Hope's reply regarding the # of votes needed forwarded.

#### **4. New Business:**

- a. Community Service Award
  - i. Betty Turnbull makes a motion to nominate Betsy Martin to receive the award and Jim seconded. The motion passed unanimously.
  - ii. Normally presented in the newsletter and posted to the FB group.
- b. Newsletter
  - i. Betty will put together a digital newsletter to distribute electronically to the neighborhood.
- c. Annual Meeting
  - i. Lets keep it virtual, and move it back to the Spring (May 16th). We plan to present the Bylaw proposal. Annual meeting to begin at 7:30. Brief 30 min board meeting prior to the annual meeting. Nominations will be open during the annual meeting.
- d. Electrical Inspection for pool quote - \$747.25

- i. Last inspection was at least 5 years ago. We will gather more data about recommendations and decide at the next meeting if we want to move forward with an inspection.
- e. Playground inspection was done 2/14 – proposal requested for replacement stairs, chair, and mulch
- f. White entrance monuments and parking lot signs will be pressured washed 2/23
- g. Pool mailer will go out first of March. Any updates to the pool rules/process from the Board?
  - i. The board requested the following be added to the pool form that members must sign and return:
  - ii. “The gate to the WHOA swimming pool may only be opened by members in possession of a valid key card. Valid key cards are issued to residents who complete the pool rules agreement (renewable every year) and are in good standing with the HOA. (maybe insert what good standing means?) Opening the gate for others is not permitted as that increases liability issues and could impact all residents of Woodlake. This may result in the suspension of access to the pool.”

**5. Committee Updates:**

- a. Building and Grounds
  - i. Trail Repair - The damage will be repaired as part of the warranty.
  - ii. Proposal to replace junipers around the clubhouse add other grasses and perennials, and to re mulch the area - \$4700
    - 1. Second approach - tear out junipers, soil prep, mulch, wait until Fall to plant perennials - \$1700
    - 2. Wyatt requested David try to reduce the price, but otherwise to move forward with the second approach.
  - iii. General Aesthetic improvement
    - 1. East side of the lake where the creek crosses under lakeshore drive, between lake village and lake dam, behind the clubhouse, etc., these areas could use some intentional planning. David would like to consult a landscape architect (<https://www.prestonmontague.com/>) to come up with recommendations that could be implemented in a few areas across the neighborhood to make it feel more cohesive.

- iv. Pump in the baby pool has been replaced and is currently working. David recommends installing a solar powered vent fan to prevent moisture from building up in the pump room during the day.
  - b. Sustainability Committee:
    - i. Survey is still open: 143 responses from residents, lake health, air quality, and safety for kids are all important to the community.
  - c. Recreation Committee:
    - i. Wine tasting was a hit - all the slots were filled and people seemed to enjoy themselves.
    - ii. Next month there is a cookie decorating event at the clubhouse.
  - d. Financial Committee:
    - i. We were \$2K over budget, but the violation fees we received amounted to \$9K so we were slightly better off than we projected.
- 6. Meeting adjourned:** Fabio motioned to end the meeting at 9:11 and Betty seconded.
  - a. Our next regular Board meeting is scheduled for March 21st at 7pm.