

WHOA Board of Directors

Meeting Minutes for April 18th, 2023

Present: Wyatt, Betty, Jim, Michael, Caleb, Kristin, Fabio. Cecilia joined after the meeting was called to order.

Absent: Alexa

Guests: David White, Donna

Community Members Attending: None

1. Call to Order

- a. Meeting was called to order by Wyatt at 7:03

2. Approve Minutes:

- a. Members needed additional time to read the minutes. Wyatt requested that members review the minutes offline before our next meeting.

3. Old Business:

a. Bylaws

- i. **Some changes required by law that we will leave as per lawyer's suggestion**
- ii. Some changes "recommended" by our lawyer (e.g. re size/rotation of the board) we will request to not implement, as we are not intending to change anything in this area
- iii. Some changes in-between - like instating interest
- iv. **Jim re proxy's:** the restrictive covenants allow proxies. Jim F thinks we should limit proxies to single issues. Attorney Jim Slaughter suggests keeping proxies general. We will have to speak with attorney to understand better
- v. Fabio to cc Betsy in case she wants to chime in on anything
- vi. Fabio also included specific amendments from sustainability survey
- vii. Re: requirement for changing the bylaws - Betty, Wyatt & Fabio prefer the more conservative interpretation of approval by 50% of "all members"

- viii. Board decided to hold a special meeting later in the year to brief the community on updates to the Bylaws.
- ix. Betty suggests that at the 16 May 2023 annual meeting, Fabio will inform the community of pending meeting and vote on bylaw updates. Later in the year when the draft is ready, we will send it along with the ballot and a special meeting notice to explain it to the community.
- x. Fabio sought feedback on the suggested language regarding charging interest on unpaid balances. The board generally preferred to not include a “shall bear interest” clause since the board does not currently operate that way, and does not seek to.
- xi. Fabio will share via email a draft of the descriptive content that will be presented to the community at the annual meeting

b. Board seats available for election

- i. There are three board members whose seats are up for election this year (Betty, Fabio and Kristin) and one open seat that is expired. Betty is not running for re-election, but Fabio and Kristin are.

4. New Business:

a. Request - Fundraiser sale:

- i. Betty: Support selling, would prefer not *within* the pool area to reduce conflicts in space usage, to keep certain foods that parents may not want outside of the pool area
- ii. Caleb: the intention may not have been to sell it actually inside the pool area.
- iii. The board expressed approval of the request. Caleb will communicate the board’s response to the organizers

5. Committee Updates:

a. Welcome committee:

- i. Ad-hoc discussion around re-instating welcome events. Kristin and Michael will connect afterwards to coordinate.

b. Sustainability Committee:

- i. Focusing on “content calendar” for more regular communications
- ii. Starting up mailing list
- iii. Will be seeking more volunteers organizers
- iv. Calendar will allow more consistent breadth of content

c. Building and Grounds

- i. **Insurance fee:** Insurance requirement to only hire contractors who are fully insured. Renewal is coming up in May. David will pay the premium & seek reimbursement. David seeking whether there are any concerns. Additional details around cost trends asked by Michael, & David responded. No concerns/objections raised.
 - ii. **Clubhouse maintenance:** Colleen suggested carpet cleaning. Wyatt volunteered to assist David in assessing other clubhouse maintenance needs.
 - iii. **Trail pavement:** As previously reported, our paving contractor had agreed to do repairs. *Tentatively* scheduled for third week in April 2023, though scheduling is subject to change.
 - iv. Trail culverts have been cleaned out.
 - v. Meeting with three vendors next week to get bids for tree work
 - vi. Landscape maintenance volunteer group has benefited from good weather recently. A lot of progress in reducing *Elaeagnus* around the neighborhood.
 - vii. Community gardening continues as a priority
- d. **Architectural Committee:**
- i. Donna Wolfe requested Alexander Hopkins be approved as a member of the ARC. Donna spoke to the board. She shared that Alexander was new to the neighborhood. Donna spoke with him about an ARC inquiry, and he expressed his appreciation of the neighborhood's aesthetics and seemed enthusiastic. Donna invited him to participate, and he spent some time with the ARC committee. Donna recommends he be approved. Currently 6 members, and Donna would like to have even one more member for redundancy/availability.
 - ii. Betty moved to approve Alexander Hopkins as a member of the ARC. Kristin seconded. Unanimous approval of motion.
- e. **Neighborhood Watch**
- i. Wyatt: Michael and Wyatt may take a more active role to help this committee get back up with more regular updates
 - ii. Betty: Run any changes past David & Colleen who have historically been the point persons for this committee
 - iii. Michael and Betty shared they had experienced challenges/non-responsiveness initiating discussions with Officer Knight
 - iv. Betty: I think we currently lack some block captains

- v. Kristin: A lot of the assigned block captains don't even live here anymore
- vi. Michael: would like to have standing points of contacts with police in case we need some more personalized responses

f. Recreation Committee:

- i. Going forward, Kristin will provide quarterly updates to align with their committee's meeting schedule
- ii. Reviewed budget and feedback.
- iii. Committee has planned events for May June July
- iv. Feedback from attendees is that they would like to see the 4th of July event be bigger.
- v. One 4th of July idea for board feedback is a bounce house
 - 1. Wyatt: concerned over insurance issues?
 - 2. Cecilia: may be able to get one-day supplemental insurance
 - 3. Caleb: some rental companies will include insurance

g. Financial Report

- i. Jim: nothing unusual. Slightly ahead of budget, but no surprises

6. EXECUTIVE meeting

7. Meeting adjourned: Jim motioned to end the meeting at 9:45 and Fabio seconded.

- a. Our next Board meeting is scheduled for May 16th at 6:30pm, immediately preceding the Annual meeting