

# *WHOA Board of Directors*

## *Meeting Minutes for August 15th 2023*

**Present:** Wyatt, Fabio, Michael, Jim, Caleb, Cecilia, Kristin, Phillip, Alexa

**Absent:**

**Guests:** David White

**Community Members Attending:**

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

- a. Meeting was called to order by Wyatt at 7:02

### **2. Bylaw Amendment Review**

- a. Jim moved to approve the bylaws, Michael seconded, and the vote passed unanimously.
- b. Information meeting for the community will be hosted October 17th at 6pm. Prior to the meeting we will send one letter with the info for the session, including a copy of the proposed bylaws, and the ballot.
- c. Deadline for returning the ballot would be December 15th. Ballots can be returned via mail, or email.

### **3. Homeowner's Request**

- a. Quiet hours for the pool - this was discussed previously and the board's concerns were around enforcement, and possible discrimination, so the request was denied.

### **4. Approve Minutes:**

- a. Kristin makes a motion to approve July's minutes as written, Caleb seconded. The vote passed unanimously.

### **5. Committee Updates:**

#### **a. ARC**

- i. No Updates

#### **b. Buildings and Grounds Committee:**

- i. Clubhouse Renovation Project

1. Kristin motioned we spend \$9877.95 - which will cover LVP in kitchen and bath, commercial roll carpet, drywall

- repair, color change paint walls and ceilings, and installation of 4 wifi thermostats. Phillip seconded.
    - 2. A committee has been appointed to choose the carpet and paint colors: Caleb will chair, David, Colleen and Michael will participate.
    - 3. Jim voted in opposition, the rest of the board voted in favor.
  - ii. Native Plant Gardens – Follow-up from David attached
    - 1. Total cost for two gardens \$7044.
    - 2. \$4714 allotted in annual budget not yet spent (Cost Code 6010).
    - 3. Jim motions to approve the two Johnson flower beds proposals. Alexa seconded. Vote was unanimous.
  - iii. Pool Furniture: Estimate from Pinnacle of \$3000 for needed repairs and additional furniture.
    - 1. Finance committee recommended line item for pool furniture in 2024 annual budget. Quote suggests \$3000 annually going forward.
    - 2. Michael and Phillip will survey the existing pool furniture and determine what needs repairs or replacement.
  - iv. Pool filter: \$10,840 planned for in capital budget for replacement of pool filter.
  - v. Tree work: \$6005 allotted in 2023 annual budget not yet spent (Cost Code 6040).
    - 1. Estimate of \$2500 will be spent by the end of year. \$9000 recommended for 2024 annual budget. 2023 and 2024 annual budgets were based on the routine tree work.
    - 2. Does not include cost to remove aging Bradford pear trees along Woodcroft Parkway estimated ~ \$5000 to \$10,000. I will contact Treeist to discuss tree work in 2023 and Bradford pear removal in 2024.
  - vi. Trail: \$25,000 for trail work in 2024 planned for in capital budget.
  - vii.
- c. Sustainability Committee:**
  - i. Working on content for the community to publish on Facebook.
- d. Neighborhood Watch**
  - i. Betty and Colleen are hosting an Ice Cream Social on August 16th at the clubhouse.

- ii. Kristin will reach out to Colleen to discuss availability for getting neighborhood watch off the ground.

**e. Recreation Committee:**

- i. Neighborhood BBQ September 23rd
  - 1. Announcements will be going out to the neighborhood shortly.

**f. Finance Committee:**

- i. Dues change 5% to \$33.07 / month / home @ 607 homes
- ii. Fabio will follow up with David on the Brightview grounds contract to see if there is anything we might wish to change.
- iii. There is a \$500 Board of Directors category. Is this still needed? For now we will keep it.
- iv. Additional \$3000 a year for pool furniture now that the pool is open post covid.
- v. This budget would allow us to contribute \$29,000 to the reserves.

**6. New Business:**

- a. Flytrex delivery at the clubhouse
  - i. Flytrex requested to put a sign at the clubhouse and the board does not think it's appropriate.

**7. Meeting adjourned:** Kristin motioned to end the meeting at 9:51 and Alexa seconded.

- a. Our next regular Board meeting is scheduled for September 19th at 7pm.