

# *WFOA Board of Directors*

## *Meeting Minutes for October 17th, 2023*

**Present:** Wyatt, Fabio, Cecilia, Kristin, Jim, Phillip, Caleb, Michael (as of ~7:15)

**Absent:** Alexa

**Guests:** Donna Wolf, David White

### **Community Members Attending:**

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

- a. Meeting was called to order by Wyatt at 6:59pm

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

- a. Kristin moved Jim seconded. Fabio, Jim, Kristen, Wyatt in favor. Phillip and Caleb abstained as they were not in attendance. Michael not present.

#### **3. Committee Updates:**

- a. Architectural Review Committee
  - i. Donna discussed that Steve Scott has volunteered to serve on ARC again. Donna spoke in favor of him.
  - ii. Jim moved to approve Steve Scott for ARC. Phillip seconded. All in favor. Michael not present.
  - iii. Jim asked about handbook changes which have been reported to cause some issues. Donna is missing the past context to say whether changes have caused any problems. Donna confirms current guidance from the board/handbook is sufficient.
- b. Building and Grounds
  - i. David: Pool and dredging work is ongoing.
  - ii. Pool - No significant difference in usage between 2018 and 2023. David reviewed possible pool furniture purchases. David recommends for next year a pool committee could be formed to better understand community needs around pool equipment/furniture. David recommended a couple of members to participate in a pool committee. Michael or Phillip will reach

out to the potential members. Wyatt appointed Phillip to be the committee chair.

- iii. Michael - Discussed stocking of the vending machine, donation of inventory, potentially using the inventory that is left over from this pool season for a ballot-collecting event.
  - iv. Filters - work has started on replacement, still ongoing.
  - v. Plant garden - Should take two or three days to get them done once work starts. Timeline should be good to get all the plants situated in time (seasonally) for them to look good next spring. Also very comfortable with the plants we have on the list.
  - vi. Dredging - Started and on track, likely to be done this weekend. David would like to consider possible solutions to reduce sediment and needs for dredging in the future.
  - vii. Volunteers - Few people volunteered for cleanup, despite offering a Saturday timeslot. There are some concerns around visibility of the email and facebook posts. A calendar feed could be a good communication channel to add.
  - viii. Brightview Vendor/Contract - Our old account manager left, and we have a brand new account manager that we have not met yet. For going to lower mowing frequency, David feels we need more community feedback.
  - ix. Caleb re:clubhouse - Summarized revisions to cost estimates & scope. Costs are nearly exceeding the approved amount including extra buffer amount and there may still be additional unexpected increases.
    - 1. Jim made a motion to add an additional \$500 to this budget to use, if needed. That is, \$9,877.95 -> \$10,377.95. Kristen seconded. Wyatt, Fabio, Kristen, Jim, Phillip, Caleb, Michael in favor.
    - 2. The additional \$500 would come from the capital account in the budget.
- c. Sustainability Committee:
- i. Fabio spoke about amending the 2024 vendor contract around emissions
  - ii. Fabio made a motion to provide the vendor with the language update from his email (copied below) to offer the vendor to incorporate it into the 2024 contract, with no pricing change or bidding. Phillip seconded. Fabio in favor. Wyatt, Caleb, Kristen, Jim, Phillip, Michael against.

1. Proposed language update: current language "Unless limited by weather, mowing will be done weekly from mid-March to mid-November and as needed at other times (total of 38 mowings per year)." would be replaced with "Unless limited by weather, mowing will be done bi-weekly in the Spring (starting mid-March) and Fall (ending mid-November), and bi-weekly or less frequently when dry in the Summer. To limit emissions, the total number of mowings during the year is not to exceed 16."
- iii. Michael - Fabio could try to talk with the vendor prior to November, and if the vendor signaled that such a change could be doable, we could revisit the topic in November. The talks should be on behalf of the Sustainability Committee rather than representing intentions of the board.
- iv. Committee had not met in October pending this board decision.  
No other updates
- d. Recreation Committee:
  - i. Pumpkin painting/carving event - This weekend, to be held in the yard area in front of the library.
  - ii. Organizing trick or treat map again
  - iii. Halloween decorating contest - switching to random winner among participants due to previous complaints around voting
  - iv. Nailed it DIY event - Vendor providing discount, homeowners buying their own craft supplies, we're providing pizza
- e. Finance committee:
  - i. As of September, we were somewhat ahead of budget, but we may be back on-track by year end.