

WHOA Board of Directors

Meeting Minutes for December 19th 2023

Present: Alexa, Jim, Philip, Kristin, Fabio, Cecilia

Absent: Caleb, Wyatt, Michael

Guests: David White

Community Members Attending:

1. Call to Order

- a. Meeting was called to order by Fabio at 7:09

2. Approve Minutes:

- a. We will vote on November's minutes in January

3. Bylaws Amendment Update: 180 total votes received. 162 in favor, 18 against. We needed a total of 304 votes in favor in order for the amendments to pass.

- a. We will need a harder push to get the votes we need down the road if we try to call for another vote.

4. New Business:

5. Committee Updates:

- a. Welcome Committee

- b. Building and Grounds:

- i. Onsite contractor contract and insurance expires in May of 2023 for David White, and he is not able to continue past that time. He wanted to start the conversation of how to proceed past May now, so we are prepared.

1. For now some of the smaller tasks may be offloaded to a handyman.

2. We will plan to discuss in more detail in January

- ii. Clubhouse remodeling:

1. Painting is done, but some touch ups are still pending around the thermostats.

2. The wifi thermostats are functional and programmed.

- 3. Flooring is still pending - there was an issue with the original check, which has since been canceled and a new check sent out.
 - iii. Paving work - David would like to do some additional paving in 2024, specifically around the pond dam to the lake dam behind the townhomes and from the wood bridge to the north end of the lake.
 - iv. Winterizing the pool bathrooms - there is a gas fired heater in each bathroom that can be used during cold nights, but its not clear how much gas is being used, and someone needs to manually turn on the heater prior to cold nights.. Should we take steps to properly winterize the area?
 - 1. It might be possible to get a plumber out to separate the lines from the clubhouse so we can winterize the pool bathrooms and leave the clubhouse open. Cecilia will reach out to see if we can get a no charge proposal.
 - v. Lids/Flappers on the dog waste bins - David typically keeps parts on hand for when the lids and springs break, and one has just broken. Cecilia said she'd reach out to David to discuss how to order more parts.
- c. Sustainability Committee:
 - i. Did not meet in December. The action items from last month are still pending.
- d. Recreation Committee:
 - i. The committee is working on a survey to see what kind of events the community is interested in, to increase diversity in events (such as dancing in February).
 - ii. The next quarterly planning meeting is in January.
- e. Finance Committee:
 - i. Jim is planning to present a recommendation next month for how to best invest our savings. (money markets, vs cds, etc)
 - ii. Payment information needs to be switched to the Woodlake credit card in Jim's name for Arlo, Topicbox, Google, and Zoom.

6. Old Business:

- a. Pool furniture
 - i. 10 definitely need repair, and 4 [could] be repaired but are not missing straps. There are a few routes we could take:
 - 1. 1) repair all 14 chairs;

2. 2) repair 10 chairs and expend the remainder of the budget line on new items;
 3. 3) repair 10 chairs and leave the remainder of the line item in the budget.
 - ii. Philip volunteered to repair the chairs himself by the next board meeting. If he cannot repair the chairs, we would then send the broken chairs to pinnacle. We would then use the funds to purchase other needed pool furniture.
- 7. Meeting adjourned:** Fabio motioned to end the meeting at 9:14 and Philip seconded.
- a. Our next regular Board meeting is scheduled for January 16th at 7pm.