

WHOA Board of Directors

Meeting Minutes for April 16th, 2024

Present: Wyatt, Fabio, Jim, Phillip, Kristin, Michael. Cecilia joined after call to order.

Absent: Alexa, Caleb

Guests: David White joined during B&G committee update.

Community Members Attending:

1. Call to Order

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

2. Approve Minutes:

- a. Kristin motioned to approve, Jim seconded. Michael abstained, the 5 others approved, motion passed.

3. Old Business:

a. “Frontsteps” App review for ARC process

- i. Reviewed Donna’s feedback. Jim shared his impressions from discussing with Donna.
- ii. Donna strongly prefers the current Neighbor solution, and finds the Frontsteps solution to be insufficient
- iii. Neighbor solution is \$600/yr.
- iv. Jim motions to continue with Neighbor and reassess next year. Kristin seconds. All in favor.

b. Ad-hoc Committee for B&G Onsite Coordinator replacement

- i. We currently have received two proposals to review, including Wyatt’s
- ii. A third applicant (Benny) is coming on-site tomorrow with Jim to better understand the RFP
- iii. David renewing his workman’s comp, which is up at the beginning of May, would likely cost \$700, but it may be worth renewing to cover us until we make a decision

- iv. Jim motions to authorize up to \$1,500 for David to renew workman's comp. Phillip seconded. All 5 approved (Wyatt no longer present).
- v. Ad-hoc committee will work to bring recommendations to the board on or before the (abbreviated) May board meeting

c. Planning for annual meeting

- i. Since Betsy is not available, how will we run the meeting? Cecilia suggests that if there is no contentious issue on the agenda, it is relatively easy for us to run it ourselves, with Cecilia's help.
- ii. Jim said he can help "traffic control" the meeting, as long as no one perceives any conflict of interest with him also being on the board
- iii. We will plan to meet at 6:30 ahead of time, the Annual Meeting will be at 7pm.
- iv. Alexa, Wyatt, and Jim's seats are up for election, plus the unfilled seat from the 2023 election.
- v. Cecilia has access to set up the Zoom meeting

d. Electrical services for upcoming clubhouse/pool needs

- i. Wyatt presented quote from PowerOn for \$1,868, and Affordable Solutions for (\$1,955 + \$1,543), although they cover different line items. \$2,311 would be the total for items from Affordable Solutions that we did not already approve PowerOn to do.
- ii. Cecilia's usual vendor is currently backlogged, so we may just go with Wyatt's vendor due to current availability
- iii. Jim motioned for a \$2,400 approval for Affordable Solutions to handle all the remaining electrical needs. Kristin seconded. Wyatt abstained, all others in favor, motion passed.

4. New Business:

a. Annual newsletter

- i. When? Usually around the annual meeting, but doesn't need to be.
- ii. Betty had said she can still help with this, if we reach out to her.
- iii. Cecilia will reach out to Betty

5. Committee Updates:

a. Building and Grounds

- i. Wyatt already handling adding mesh around pool to deter ducklings from getting into the pool
- ii. Shower curtains need washing

- iii. Need someone to check soda machines. Michael volunteered to check them, although there were some problems with it in the past, which may remain. This is something we need to solve for as Michael doesn't want to stock it ongoing. Michael will research options.
 - iv. Plumbing and lattice work needs to be done, preferably before pool opening, but David's normal go-to person is unavailable to help with it.
 - v. Homeowner concerns were raised around plant selection, David spoke with homeowner to address them
 - vi. Native plant garden, some plant's didn't make it through winter, ~10%, to be replaced
 - vii. Some branches around trails needed cleanup, now they're in "pretty good shape"
 - viii. A lake circulation pump did not come back online. It's 5 years old, and may be repaired, but is already past standard warranty period, and extended period, so probably worth replacing. David has purchased a replacement (~\$850), but still has to be installed. Afterwards, we'll see if the old pump can be repaired for future re-use.
 - ix. A survey would be really helpful. Fabio to sync up with David & Phillip to run a survey around pool/clubhouse/grounds usage & amenities
- b. Sustainability Committee:
 - i. Sent 2023 year-in-review newsletter
 - ii. Spun up mailing lists
 - iii. No Mow April announced in newsletter
 - iv. Successful first pesticide application notice
- c. Recreation Committee:
 - i. Egg hunt well attended!
 - ii. Canceled wonderlab, Rumi night
 - iii. Clothing swap and plant swap coming up
 - iv. Community yard sale in the works
- d. Finance Committee
 - i. Have executed the previously approved investment strategy. 4.5% on \$70k in CD's. Money market as well, details to follow.
- e. Pool Committee
 - i. Phillip has two options for shower heads: A \$35 and \$20 option, of which we need to buy between 2 - 5 heads. Jim moved to

authorize 2 at \$35, Fabio seconds, all in favor. Phillip to email the details, Wyatt will pick up.

- f. Clubhouse update
 - i. Wyatt summarized the email sent by Caleb, and tabled further discussion until our next meeting since Caleb is out.
 - ii. Cecilia: if estimates are fixed to be in line with what was already approved, she will move it along.
- 6. EXECUTIVE Summary
 - a. Closed general session and entered Executive session at 8:55
 - i. (with intent to resume open session later to discuss vendor proposals after Wyatt recuses himself)
 - b. Re-entered open session at 8:58pm, with Wyatt departing
- 7. **Meeting adjourned:** Kristin motioned to end the meeting at 9:56 and Jim seconded. All in favor (Wyatt no longer present)
 - a. Our next regular Board meeting is scheduled for May 21st at 6:30pm.