

# *WHOA Board of Directors*

## *Meeting Minutes for July 16th, 2024*

**Present:** Donna, Deborah, Derek, Kristin, Fabio, Michael, Cecilia

**Absent:** Caleb, Philip, Taylor

**Guests:** Wyatt

### **Community Members Attending:**

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

- a. Meeting was called to order by Donna at 7:03 and proceeded directly to executive session topics

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

- a. Kristin moved to approve. All in favor.

#### **3. Old Business:**

- a. **Tree work.** Confirmed to have been done well by David's review.

#### **4. New Business:**

- a. **In-person meetings:** Donna moved to have two meetings a year be face-to-face at the clubhouse, with in-person attendance suggested but not required. Deborah seconded.
  - i. Fabio abstained, all others in favor
  - ii. One month would be right after the annual meeting, to meet new board members
  - iii. Other month will be October
- b. **Corporate transparency act.**
  - i. We need to plan to file information as required
  - ii. We have an option from Jordan Price to assist in filing. The cost is \$750
  - iii. Derek will look into self-filing options

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

- a. Building and Grounds
  - i. Insurance:
    1. Existing option had been discussed last week (\$495->\$966). We were researching another option from

Bill McClintock. This alternative came back at \$506/yr overall.

2. Deborah moved to accept BM \$506 quote. Donna seconded. All approved
  3. Cecilia will initiate the new paperwork, and will let David and Wyatt know when the new policy is in effect
  4. Cecilia also shared that there was some pending paperwork for Wyatt to sign
- ii. Survey for exercise room
    1. Ready to go, maybe some minor changes pending feedback from David, once he says it's ready to go, we can send it out
  - iii. Wyatt: Some issues with pool water heater. Options: replacing with a smaller but still gas heater, replacing with smaller electric heater: would require electrician to be involved, but is preferable for ongoing costs. Breakeven is estimated to be ~1 year. Also considered tankless heater, but deemed overly expensive.
- b. Sustainability Committee:
- i. No committee meetings/updates
  - ii. Fabio requested Cecilia to check-in with vendor if they are still sending us pesticide application reports
- c. Recreation Committee:
- i. Kristin: no updates. Meeting upcoming for next quarter's events.
- d. Communications
- i. Fabio will follow-up with Jim this week to find what content we should share in the newsletter. And/or just pull slides from annual meeting.
- e. Finance
- i. Fabio received budget planning sheet from Jim
  - ii. Still need to understand: Bank statement and monthly statements consolidation
  - iii. Still need: Committee meetings dates & invitations
- f. Pool
- i. Michael spoke with Durham Vending about options, but it didn't go anywhere.
  - ii. Kristin mentioned some residents expressed appreciation for the vending machine

- iii. Fabio to ask David to keep the page about pool, and to include a question about the vending machine
- iv. Earlier drinking fountain issues was already resolved
- v. Concerns around clubhouse rentals using the pool, risking water damage to carpets. Cecilia will ask Colleen to clarify for renters not to mix use of clubhouse and pool.
- vi. Noseeums complaint - no actions we can think of.

**6. EXECUTIVE Session**

- a. Redacted from public minutes

**7. Meeting adjourned:** Donna adjourned the meeting at 8:19pm