

# *WFOA Board of Directors*

## *Meeting Minutes for August 20th, 2024*

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

**Absent:** Deb, Taylor, Caleb

**Guests:** David White

**Community Members Attending:** Peggy

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

- a. Meeting was called to order by Donna at 7:01

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

- a. Kristin moved to approve, Derek seconded. Phillip abstained. All others in favor.

### **3. New Business:**

- a. **HOA Dues:** In accordance with our previous budget modeling from last year, Kristin moved to increase dues by 5% for 2025, Derek seconded. All in favor.
- b. **Little library:** Donna will reach out to people who run it to request maintenance
- c. **Caleb resigning from the board:** Fabio will take over Secretary duties.
- d. **Pinnacle pool 2025 contract:** Increasing by under 5%, due to increased chemical costs. \$17,603 will need to be budgeted for. Derek moved to approve the contract, Donna seconded. All in favor.
- e. **Peggy - From Lake Village board:**
  - i. Asked about adding a monitor to meeting room for better meetings
  - ii. Asked Kristin about connecting Rec committees

### **4. Committee Updates:**

- a. Welcome Committee
  - i. Kristin & Deb will try to connect in September to see if we can get it back up and running.
- b. Building and Grounds

- i. David recapped the amenities survey results.
  - ii. Highlighted the need to repair the stormwater ditch, with estimates being between \$5k-\$25k depending on scope. David recommends fixing by this Fall. Recommends we look at the ditch in person before reconvening to decide on scope.
  - iii. Highlighted the need to buff up East side of lake, estimates between \$1k-\$5k, should be worked on by Spring.
  - iv. Highlighted a retaining wall on the lake that should be rebuilt soon, cost between \$10k-\$20k
  - v. Grass just next to the pool (towards lake) has been killed by chlorine runoff from the pool. Need to decide what to do with that area, perhaps an alternative to vegetation.
  - vi. Opportunity to replace gas appliances with electric to save on gas “capacity” fees, as also covered by Wyatt last month.
  - vii. Discussed options for exercise room
  - viii. Cecilia & David confirmed David’s GL insurance to reimburse was “around” \$210. Cecilia explained that since David is no longer managing subcontractors and no longer invoicing a percentage increase on that, he would be moving to directly seeking reimbursement for this insurance cost, on a quarterly basis.
  - ix. Contracts for Wyatt and David - no objections from the board
  - x. Donna: asked that the board get informed (e.g. visit site, look at budget) to provide David input by 8/27.
- c. ARC Committee:
- i. Donna introduced a new ARC committee member proposal - Jane Moore. After participating several times in the ARC process and learning it well, Donna invited her to join the committee. Donna moved to approve, Derek seconded. All in favor.
- d. Sustainability Committee:
- i. Keeping communication lines open for any pesticide notices, but no new activity/meetings recently.
- e. Recreation Committee:
- i. October 12th date selected for BBQ. It was originally a board-led activity, but now has been handed off to the rec committee. Kristin would like the board to help as much as able. The budget for this category is \$3k, unused so far (budget line item 760).

Donna moved to approve allocating this \$3k to the Rec committee for this event. Phillip seconded. All in favor.

- ii. Going forward, Kristin will communicate the Rec committee's meetings just based
- iii. Concerns regarding a Halloween event - Would we want to accept a partnership from one particular realtor in the neighborhood? The board agreed to keep things separate due to them serving alcohol and due to no formal program for these partnership yet to make it fair to others

f. Communications:

- i. Newsletter went out.
- ii. It goes out via Topicbox, and we posted in on facebook, but we will also have Cecilia send it out.
- iii. Kristin is working with some neighborhood volunteers who are also going to upgrade the bulletin board and include the newsletter

g. Finance

- i. Fabio sought approval to add budget, statements, and reconciliations to our Drive for easier board access. No objections.
- ii. Fabio will review budget to determine where David's newly reported B&G costs will come from

h. Pool committee

- i. Phillip: No updates for now, waiting for the season to wind down to get more complete data. Looking forward to learning what the budget for furniture will be for next year.

**5. EXECUTIVE Summary**

- a. Executive session began at 7:01
- b. [Removed from public minutes]
- c. Executive session adjourned at 7:08

**6. Meeting adjourned:** Donna motioned to end the meeting at 8:38pm and Fabio seconded. All in favor.