

WHOA Board of Directors

Meeting Minutes for November 19th, 2024

Present: Donna, Deb, Fabio, Phil, Sean, Cecilia

Absent: Michael, Kristin, Taylor, Derek

Minutes: Fabio

Guests: Wyatt, David

Community Members Attending: Jesse Baskir, Cali Baskir, Rhonda Pace.

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Cecilia at 7:00.

2. Approve Minutes:

- a. Deb motioned to approve the October minutes, Donna seconded. Phil abstained, Donna, Deb, Fabio and Sean in favor.

3. Old Business:

- a. **Reserve Study** - Cecilia will get quotes for us from at least two engineers.

4. New Business:

a. Exercise Room forum

- i. **Jesse:** Daughter has been using the room, is interested in taking elliptical equipment. Board will offer it for \$50.
- ii. **Rhonda:** Interested to know how the space will be used. When using clubhouse, storage of chairs in tall stacks and in front of tables is sometimes an issue.
- iii. **Phil:** Will take dumbbells for \$50.
- iv. **Treadmill** may have to be taken to street to be picked up for disposal at a later date

b. Lake maintenance proposals

- i. Reviewed the proposals, but as noted earlier, we are still pending information on dredging costs. Still, the board would like to select a vendor as soon as possible.

- c. **David's retirement** - Donna will speak with David to help get things off his shoulders and to confirm how quickly he wants to advance it.

5. Standing/Committee Updates:

a. Building

- i. **Entrance lights** - Kept tripping multiple types. Eventually new wire & GFCI were put in place, has been working well since.

- ii. **Water heater**

- 1. Option 1: Fields Plumbing + Tech on Deck (~\$3,700 total)
- 2. Option 2: Thor's (\$3,137.86)
- 3. Reminder: This is to reduce gas costs of \$600-\$800/yr

- iii. **Level concrete at the corner of baby pool**

- 1. Not urgent, but Wyatt would like it to be done by February

- iv. **Lattice work**

- 1. Held off to do together with other work. Wyatt still needs to get a quote for this work.

- v. **Little library**

- 1. We understand that Little Free Library will provide a brand new library for free. Cecilia will ask them for this, before we look into maintaining it ourselves.

b. Grounds

- i. **Tree work** - David covered trees of interest to maintain. David will get quotes to present to the board.

- ii. **Lake Maintenance**

- 1. **Finding replacement for lake maintenance** - Board will review the scope asynchronously. Maintenance and periodic dredging are major components of the cost. Cecilia has sent out RFP's but is still waiting on dredging proposals. Be aware that Bruce's contract ends in December.
- 2. Pond dredging is a higher priority, although both pond & lake are needed soon.

- iii. **Pool chlorine overflow**

- 1. David has added limestone to re-balance the pH following the acidic soil after the overflow
- 2. Michael spray coated the skimmer cups to try to prevent further leaks

- iv. **Trails** - David reports that he has had the community asking about when trail repaving will be done.

- v. **Stormwater repairs update** - Got done, turned out ok. Initial work had some issues, but David had them come back in and fix up after themselves.
 - c. Finance Committee
 - i. Fabio motioned to re-invest the \$82k CD amount into the 7-month 4.40% at Alliance Bank. Phil seconded. All in favor.
 - d. Sustainability Committee
 - i. No updates
 - e. Recreation Committee
 - i. No updates
 - f. Welcome Committee
 - i. No updates
 - g. Pool Committee
 - i. No updates
 - h. Communications
 - i. No updates
- 6. Executive Session Summary**
- a. There was no executive sessions
- 7. Meeting adjourned:** Fabio motioned to end the meeting at 8:23pm and Phil seconded. All in favor.
- a. Our next regular Board meeting is scheduled for December 17th at 7pm.

NON-PUBLIC MINUTES

No non-public minutes