

WHOA Board of Directors

Meeting Minutes for January 21st, 2025

Present: Donna, Deb, Fabio, Taylor, Phillip, Kristin, Derek, Cecilia

Absent: Michael, Sean

Minutes: Fabio

Guests: David White, Wyatt Upchurch

Community Members Attending: Mike L.

PUBLIC MINUTES

1. Call to Order

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

2. Approve Minutes:

- a. Philip motioned to approve last month's minutes, Donna seconded. All in favor.

3. Old Business:

- a. **Lake/stormwater inspection:** Tabled until Donna's meeting with a potential engineer
- b. **Reserve study**
 - i. Received 3 proposals.
 1. Giles - Per Cecilia, more local, more flexible, more likely to maintain a relationship
 2. Reserve Study Advisors - Larger
 - ii. Fabio motioned to approve Giles for a reserve study in the amount of \$4600, Deb seconds. All in favor.

4. New Business:

- a. **Trail drainage concerns** with Mike L. from Lake Village Towns
 - i. Researched drainage issues together with David
 - ii. Illustrated places where improved drainage is recommended. Water pooling on/next to trails can ice over, and can damage trails. Enhancing/adding drains would be helpful here.

- iii. Drains being clogged, primarily with roots. Brightview does not maintain this, so someone else would need to do it semi-regularly.

b. Fees discussion

- i. Considered increasing fee for keycard issuance from \$10 to \$25.
- ii. Considered rental fee increases. Currently \$25/hr, minimum \$50, full-day rental \$200. Cecilia will ask Colleen for input.
- iii. Implement pool party policy+fee? Cecilia will ask Colleen for input.

c. Clubhouse feedback

- i. Renters suggested better signage as some people “got lost”. Kristin did buy a new bulletin board, Wyatt will be putting it up
- ii. Fabio will look into creating a Google Places listing so that “Woodlake Community Clubhouse” has a clearer listing (Google Maps currently returns the right location, but it is labeled “Wood Lake Homeowners Association” and does not choose a helpful picture)

5. Standing/Committee Updates:

a. Welcome Committee

b. Building

- i. Wyatt bought and installed bathroom heaters. On full power, the heaters are tripping the GFCI, so some additional light electrical work will need to be done to fully phase out the gas heaters.
- ii. Track lights - one side has gone out. Wyatt’s electrician may be able to quickly fix it without replacing.
- iii. Donna moves to approve Thors Plumbing to work on the water heater in the amount of \$3,137.86, Phil seconds. All in favor.

c. Grounds

i. **Tree maintenance:**

1. Re: 4 Elm trees: the arborist from Treeist (Craig) opined to David that the elm trees were healthy and not a concern/liability, and could provide an assessment to indicate as much for these trees and others in the neighborhood, at a cost of \$1500. Board members will first check prices with other arborists that may be able to provide comparable services.
2. David presented other routine tree pruning. We decided to table the pruning of the 6 Bradford pears near forest Ridge entrance pending a quote for removal/replacement

- ii. **Riprap repair:** David presented areas needing riprap repair, which he would like to be done before summer. He will seek bids for review in February's meeting.
 - iii. **Dredging:** Best time to do dredging work is generally in the fall. We can do the pond in spring, but for the lake ideally we should wait until fall. David will start requesting quotes for the dredging.
 - d. Finance Committee
 - i. Working on onboarding document for Treasurer and Secretary
 - e. Sustainability Committee
 - i. No updates
 - f. Recreation Committee
 - i. Report submitted in advance of the meeting, including review of how funds were spent for 2024. No comments.
 - g. Pool Committee
 - i. Waiting on numbers for furniture
 - ii. Some chairs to repair in-house
 - h. Communications
 - i. No updates
- 6. Homeowner forum**
 - a. Drummond Ct drainage concerns
 - i. Board members already discussed with homeowners in advance of the meeting and helped to clarify what areas the HOA can take care of, and what areas are homeowner responsibility
- 7. Meeting Adjournment**
 - a. Phillip motioned to end the meeting at 8:42pm and Donna seconded. All in favor.
 - b. Our next regular Board meeting is scheduled for Feb 18th at 7pm.

NON-PUBLIC MINUTES

Redacted from public minutes