

# *WHOA Board of Directors*

## *Meeting Minutes for April 15, 2025*

**Present:** Fabio, Deb, Taylor, Derek, Kristin, Donna, Michael, Cecilia

**Absent:** Phillip

**Minutes:** Fabio

**Guests:** Wyatt, David

**Community Members Attending:** None

### **PUBLIC MINUTES**

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

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

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

- a. March minutes were amended to indicate that Derek was absent.
- b. Fabio moved to approve the March minutes, as amended, Donna seconded. Kristin abstained, all others in favor. Motion passed.

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

- a. Donna reviewed up-to-date options for dam inspections for the board. One vendor provided a free opinion that no work was needed, while two other vendors provided quotes of ~\$5k and ~\$10k for inspections (without and with subsurface geological inspection)
- b. Annual meeting
  - i. Will be May 20th at 7:30pm
  - ii. Seats up for re-election: Derek, Michael, and open seat (formerly Sean's)
  - iii. Cecilia will notify board members if any urgent items will require a board meeting prior to the annual meeting, e.g. at 7pm

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

- a. Donna and Cecilia shared a proposal for clubhouse deep cleaning and window cleaning. No action at this time.
- b. Donna presented some initial options for additional signs for common grounds. She will share a final proposal/recommendation for board approval after reviewing further.

- c. Cecilia shared the grounds RFP, with the building elements removed.
- d. Clubhouse coordinator fee
  - i. Deb motioned to increase the fee from \$25/rental to \$30/rental. Donna seconded. All in favor.

**5. Standing/Committee Updates:**

- a. Building
  - i. Wyatt reviewed proposal on pool deck & lattice repairs
  - ii. With approval, work will start next week
  - iii. Concrete leveling would be done on May 1st
  - iv. Kristin moved to approve the proposal in the amount of \$3,051, Deb seconded. All in favor, motion passed.
- b. Grounds
  - i. David reviewed Treeist's assessment, highlighting optional work on a number of trees, although none were identified as urgent at this time. Four trees were recommended to be treated with emamectin benzoate pesticide to protect against emerald ash borers.
  - ii. David reviewed grounds report
  - iii. Stormwater repairs were delayed by Triangle Pond Management
  - iv. David has an update to share with the community to be informed about lake/pond work and low water levels. David will share the contents with Donna for review before sending it out.
- c. Finance Committee
  - i. March financials were not ready yet, but Fabio reviewed February's report and found nothing to report. Fabio will prepare overviews of financials for the annual meeting next month.
- d. Sustainability Committee
  - i. No update
- e. Recreation Committee
  - i. No update
- f. Welcome Committee
- g. Pool Committee
  - i. Donna moved to approve Phillip's proposal for replacement pool furniture in the amount of \$2,010. Deb seconded. All in favor. Motion passed
- h. Communications
  - i. No update

**6. Homeowner Forum Topics**

- a. None

**7. Executive Session Summary**

- a. No executive session this month

**8. Meeting Adjournment:**

- a. Kristin motioned to end the meeting at 8:42pm and Derek seconded.
- b. Our next regular Board meeting is scheduled for June 17th at 7pm. Cecilia may notify the board via email of an abbreviated meeting on May 20th at 7pm, if needed.

**NON-PUBLIC MINUTES**

N/A