

# *WHOA Annual Meeting*

*Meeting Minutes for the annual meeting on May 20th, 2025*

**Board Members Present:** Donna, Deb, Fabio, Derek, Kristin, Philip, Michael

**Guests:** Cecilia (CAS), David (Grounds)

## **1. Call to Order**

- a. Meeting was called to order by Donna at 7:31pm
- b. Quorum was established by Cecilia at 7:31pm

## **2. Approve Minutes:**

- a. Donna moved to approve the meeting minutes from 2024. The minutes were approved by acclamation.

## **3. President's Report**

- a. Donna shared important themes for the community including transitioning Grounds duties around David White's retirement, financials and the need for long term planning, rain/climate preparedness, the reserve study, and necessary future stormwater and lake-related expenditures

## **4. Financial Review**

- a. Fabio shared information around the annual budget, recent dues increases, and reserve fund projections

## **5. Vice President's report**

- a. Deb shared updates on efforts around the Welcome Committee and Neighborhood Watch

## **6. Building and Grounds Review:**

- a. David shared information around who is contributing to various Grounds-related work and management, particularly in the context of preparing for his retirement from most of these activities. He also shared information about major work that is upcoming and major work done in the recent past.

## **7. Architectural Review Committee Review:**

- a. Donna shared that ARC is running a survey for community feedback
- b. Donna shared metrics around ARC requests and inquiries for 2024 and 2025 YTD

## **8. Recreation Committee Review:**

- a. Kristin shared an overview of recreation committee events and initiatives in 2024 and 2025 YTD, and insight into which events will be upcoming/repeated in the near future

**9. Pool Committee Review:**

- a. Philips shared information about recent maintenance, purchases, and when to expect the wading pool opening and upcoming replacements

**10. Board of Directors Election:**

- a. 3 seats are up for election
- b. Michael Lemanski nominated himself and spoke about his interest in joining the board
- c. Donna nominated Adam Friedman.
- d. Donna nominated Alissa Dix
- e. With only three nominees running for three seats, Donna moved to appoint Michael, Adam, and Alissa to the board. The nominations were accepted by acclamation at 8:23pm.

**11. Q & A**

- a. Q: How can rainwater/flooding be improved near the intersection of Woodlake/Tahoe.
  - i. A: Following Helene, due to the volume of water, there may have been some rip rap accumulating in the culverts/drainage. We have since cleaned that up. We'll only really be able to evaluate how successful we have been after the next major storm. David is available to discuss further on an individual basis.
- b. Q: Is there a plan about moving forward with updating the neighborhood bylaws?
  - i. A: There is no current planned work around this, however we can, if we wish, re-use the drafted by-laws from the last attempt, so the primary effort can be around organizing a vote.

**12. Meeting adjourned:** Donna motioned to end the meeting at 8:32pm.