

WHOA Board of Directors

Meeting Minutes for June 16th, 2025

Present: Fabio, Cecilia, Mike, Donna, Phil, Alissa

Absent: Deb (resigned), Adam, Taylor, Kristin

Minutes: Fabio

Guests: David White, Wyatt Upchurch

Community Members Attending:

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Donna at 7:08pm. Quorum not yet in attendance
- b. Quorum was reached at 7:23pm (Alissa present).

2. Approve Minutes:

- a. **May:** Fabio motioned, Mike seconded. All in favor
- b. Fabio asked current board members to review the April minutes for approval next month

3. Old Business:

- a. **Dam inspection:** Donna shared the proposals for dam inspection.

4. New Business:

a. Board members and Officer elections

- i. Three new board members were elected last month
- ii. Deb has resigned. Cecilia will doublecheck/confirm that she meant from the board as a whole, and not from VP.
- iii. Donna expressed interest in the President role.
 1. Phil motioned, Alissa seconded. All in favor.
- iv. Phil volunteered for the VP role
 1. Donna motioned, Mike seconded. All in favor.
- v. Fabio volunteered for the Treasurer role
 1. Donna motioned, Alissa seconded. All in favor.
- vi. A volunteer is needed for the Secretary role.

- vii. Phil identified a community member with interest in co-chairing the rec committee

b. Reserve study and dues increases

- i. According to the projections from the reserve study, we would need to increase dues (two options provided)
- ii. Fabio will convene the finance committee to review the reserve study and look for areas where we are likely to be able to reduce expenditures.

c. DW Volunteer Award

- i. Phil moved to nominate Brian Graham for his assistance with the pool furniture repairs. Donna seconded. All in favor.

5. Standing/Committee Updates:

a. Building

- i. Wyatt shared updates: sink unclogged, filters purchased, duck fencing removed, water fountain being turned back on tomorrow.
- ii. Maintenance of urinal partition - needs repair, but is functional just “an eyesore”, can make it through this pool season so we can paint or replace during the off season.
- iii. Donna motioned to approve the replacement of bathroom fluorescent fixtures with LED fixtures, in the amount of \$680.48. All in favor.

b. Grounds

i. Dredging

1. David would like us to confirm whether he should get a cost for board review for July for dredging.
2. Given that the previously approved \$20k expenditures relating to chlorine leaks seems like it will not materialize due to the skimmer fix working, the board believes it can consider a ~\$35k dredging expenditure next month
3. Due to our relationship with Frank and his recognized low cost relative to other proposals we have recently looked at, David believes he will provide the best offer,

c. Finance Committee

- i. No update besides the other agenda item to review the reserve study

d. Sustainability Committee

- i. Shared pesticide notice with community via facebook and sustainability mailing list

- e. Recreation Committee
 - i. No update
- f. Welcome Committee
 - i. No update
- g. Pool Committee
 - i. Phil recommended keeping the same size umbrellas for new orders, despite color discrepancy. Cecilia will order them with Michael.
- h. Communications
 - i. We seem to have difficulty reaching community members. A mix of a high variety of channels (Facebook, List Serve, eBlast) and unclear deliverability/visibility/engagement characteristics.
 - ii. 2 systems: (1) List Serve is the voluntary list that is signed up for on the website, (2) eBlast, attempts to have an email for every homeowner, used for more official communications
 - iii. Fabio volunteered to look into our communication systems. Cecilia will have Wally grant Fabio access to review with. Fabio will document on google drive and provide his findings to the board.

6. Homeowner Forum Topics

- a. N/A

7. Executive Session Summary

- a. N/A

8. Meeting Adjournment:

- a. Donna motioned to end the meeting at 9:05pm and Fabio seconded.
- b. Our next regular Board meeting is scheduled for July 15th at 7pm.

NON-PUBLIC MINUTES

No Non-public minutes