

WHOA Board of Directors

Meeting Minutes for July 15th, 2025

Present: Donna, Adam, Kristin, Mike L, Fabio, Alissa, Taylor

Absent: Cecilia, Phillip

Minutes: Taylor

Guests: Wyatt Upchurch, David White

Community Members Attending: Suzi Jaikaran

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Donna at 7:03pm
- b. Quorum was reached at 7:03pm.

2. Approve Minutes:

- a. **June:** Donna motioned. Kristin abstained, all others in favor.

3. Old Business:

- a. **Dam inspection:**
 - i. We'll request Cecilia to get more proposals for inspection.

4. New Business:

- a. **CD maturity (DID WE MAKE A DECISION ON THIS?)**

5. Standing/Committee Updates:

- a. Building
 - i. No major updates from Wyatt
 1. He repaired track lighting
 2. Met with an HVAC company who will do maintenance twice a year. This is a new company that came on recommendation from Cecilia/CAS. Was told equipment in the clubhouse is in good shape, one unit is old but seems to be running well.
 3. Pool and clubhouse otherwise seem to be working well.
- b. Grounds
 - i. Dredging
 1. Was given two bids for dredging

- a. \$31K with Frank Brown
 - i. This includes onsite disposal, as long as we don't dispose in the flood plain we aren't breaking any laws
 - b. \$149K Triangle Pond Management
 - 2. Question was brought up about how to prevent dredging so frequently. David mentioned the recent large storms are having a large impact as well as increased erosion along the shoreline.
 - 3. Fabio asked if we can reuse the sediment in other parts of the neighborhood. Wyatt and Mike say technically yes but it won't go straight to another purpose, will go into storage first.
 - 4. We will get three bids for tree work as a part of the dredging.
 - 5. Mike motions to authorize David to hire Frank Brown for dredging, Donna seconds. All in favor.
 - ii. Tree Work - non dredging related
 - 1. Getting bids for removal from multiple locations. One is between Tahoe and Briarwick. He will present to the board next month.
- c. Finance Committee
 - i. Plans to speak with Cecilia regarding plans for an annual audit.
 - 1. Mike will connect Fabio with the treasurer from Lake Village Towns.
 - ii. Attendance at the latest committee meeting was good, doesn't need to recruit new people at this moment.
 - iii. Fabio, shared thoughts on reserve study collected from committee discussion.
 - 1. Recommended alternative 1 from the reserve study with a slightly higher adjustment.
 - 2. Wants board to clarify what is needed regarding raising dues to the recommended amount.
 - 3. Will provided written recommendations from the finance committee (see Appendix A to these minutes)
- d. Sustainability Committee
 - i. No update
- e. Recreation Committee

- i. Kristin stepping down as chair. Has not been able to recruit a replacement yet
- f. Welcome Committee
 - i. No update
- g. Architectural Committee
 - i. Donna stepping down as chair
- h. Pool Committee
 - i. No update
- i. Communications
 - i. No update

6. Homeowner Forum Topics

- a. Suzi Jaikaran suggested an adult hour at the pool one time during the week as well as a vendor for the neighborhood BBQ (vendor name not given)
- b. Request from a neighbor to turn the exercise room into a place to work remotely.
 - i. This was voted on by the board (5 - no, 2 - yes)

7. Executive Session Summary

- a. N/A

8. Meeting Adjournment:

- a. Donna motioned to end the meeting at 8:41 pm and Adam seconded.
- b. Our next regular Board meeting is scheduled for August 19th at 7pm.

NON-PUBLIC MINUTES

No Non-public minutes

APPENDIX A - Finance Committee 2025 Reserve Study Recommendations

- The Finance committee recommends seeking community approval to raise dues in 2026, similar to the "Alternative 1" recommendation from the reserve study
 - Target reserve contributions of \$90k/yr (vs current \$46.4k) in 2026
 - Increase dues by 17.23% to \$40.70/mo in 2026
 - Plan to increase by 5% every year thereafter (greater than study-suggested 4.5%)
 - The Finance committee recommends that the Board seek updated clarification of what threshold would need to be met to vote to raise dues beyond 5%. Prior legal recommendation due to ambiguity in language was 2/3rds of members, not only those in attendance.

- The Finance committee recommends that the Board utilize the majority, or as much as possible, of increased dues income towards capital reserve contributions rather than increased operating expenses
 - Dredging seems to need to be done sooner than the reserve study suggests (2029), so the Board should pay special attention to managing this expenditure
- Requested updates to the reserve study
 - David believes that despite being an expense on the annual budget, some catch-up tree work might need to be added as an expenditure. See TRA by Treeist for estimates of outstanding tree work. \$38k total, \$10k priority total
 - David believe there may be expenditures around storm water that are not yet planned for
- If the Board is unable to secure member approval for an increase above 5%, the Board should control expenses and expenditures in the short term and attempt to increase dues again in the future
- If the Board is unable to secure member approval for an increase above 5%, the Finance committee recommends that the Board increase dues at least 5% in 2026 and in the near future, aligning with the maximum amount that can be raised by the Board without member vote/approval
 - The Committee noted that the reserve study “Current Funding” analysis does NOT already include the allowed 5% annual increases
 - Nevertheless, only a 5% annual increase will not continue to keep our reserves positive more than a few years
 - Fabio to create a new graphs for “Status quo” with annual 5% increases