

WHOA Board of Directors

Meeting Minutes for October 21st, 2025

Present: Donna, Amanda, Alyssa, Adam, Mike, Fabio

Absent: Taylor, Phillip

Minutes: Fabio

Guests: Gabrielle (Recreation), Cynthia (Welcome), Wyatt (Building)

Community Members Attending: None

PUBLIC MINUTES

1. Call to Order

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

2. Approve Minutes:

- a. Donna moved to approve minutes for September 2nd. All in favor.
- b. Fabio moved to approve minutes for September 16th. All in favor.

3. Agenda Items:

- a. Ballot results. From the email sent earlier today:
The approval of increasing the monthly assessment to \$41/month effective January 1, 2026 was presented to the members for voting by written ballot pursuant to North Carolina General Statute 55A-07- 8. A total of 403 ballots were processed meeting the 60% quorum requirement. Of those, 363 votes in favor were received meeting the 2/3rds requirement. Therefore, the increase was approved and the assessment will be \$41/month starting January 1, 2026.
- b. Grounds manager position posted to Indeed. Three resumes received today, planning on having applicants ready to review in the November meeting.
- c. Donna dam review with inspector. The quality of the drain was deemed to be very good, but a report will be forthcoming with maintenance recommendations.
- d. Community recognition awards
 - i. Donna would like to bring this back

- e. Internet service. Savings for switching are nominal. No action at this time.
- f. Catastrophic insurance - Pending Dave's report to have the insurance quote provided
- g. Little Library - community member with carpentry experience volunteered to do repairs. Amanda motioned to authorize him to repair it. All in favor.

4. Standing/Committee Updates:

- a. Building
 - i. Donna will get a label maker. - NOT
 - ii. Fan is on a motion detector. But Wyatt will disable anyway.
 - iii. Wyatt will look into lock situation for a simpler fix than replacing FOBs.
- b. Grounds
 - i. David sent out Brightview contract. Small changes in scope, but largely the same. Cost increase of 3%. David expressed satisfaction with the work they have been doing the past several years and with the scope of the contract.
 - ii. Historically, Brightview's bid in RFP processes has been 26% and 60% vs other participating vendors.
 - iii. Mike: Spoke in support of Brightview contract. The contract was negotiated in 2020 and has renewed annually.
 - iv. Fabio spoke in favor of reducing mowing frequency and greenhouse gas emissions
 - v. Amanda moved to approve the Brightview contract for 2026. Donna, Amanda, Alyssa, Adam, Mike in favor. Fabio opposed. Motion carries.
 - vi. Irrigation pump: David pointed out that with the lake drained for dredging, this would be an ideal time to repair/replace the irrigation pump, at a cost of \$1,500. Amanda motioned to approve \$1,500 for the pump. All in favor.
 - vii. Lake dredging: In progress.
 - viii. David has & will continue attempting to get in contact with Dave Brown.
- c. Finance Committee
 - i. Fabio will work this month to kick off auditor selection
 - ii. Reviewed current year expenditures, including major items of \$15k storm related tree work, \$31k dredging, and deferred \$25k trail work, we are still ~\$17k over our planned for

- d. Sustainability Committee
 - i. No updates
 - e. Recreation Committee
 - i. Gabrielle: We have a core group of 5 active committee members. Kicked off the re-boot meeting this past month. Big upcoming events for Halloween & decoration contest, with an emphasis on fairness & inclusivity. Working on November & December events. Organizing a BBQ this year won't be able to happen with the recent transition, but looking to hopefully do it in the spring.
 - f. Welcome & Watch Committee
 - i. Cynthia: We are having our next Welcome event next Wednesday, 10/29 5-7pm. Going forward, we will try to organize it twice a year
 - ii. Regarding "Watch" activities, trying to determine what will work
 - iii. Looking for volunteers to be block captains. Might be January before we're ready to send out more formal comms such as email blast.
 - g. Pool Committee
 - h. Communications
- 5. Homeowner Forum Topics**
- a. N/A
- 6. Executive Session Summary**
- a. None
- 7. Meeting Adjournment:**
- a. Donna motioned to end the meeting at 8:23pm and Fabio seconded.
 - b. Our next regular Board meeting is scheduled for November 18th at 7pm.

NON-PUBLIC MINUTES

No non-public minutes