

WHOA Board of Directors

Meeting Minutes for December 16th, 2025

Present: Donna, Adam, Taylor, Cecilia, Fabio, Mike, Amanda, David (non-board member), Wyatt (non-board member)

Absent: Alissa, Phil

Minutes: Taylor

Guests: None

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 motioned to approve the November minutes, Mike seconded. All others in favor. Motion passes.

3. Old Business:

- a. Final payment for the dredging project was recently released.
- b. Donna wants to move forward with the EAP (Emergency Action Plan). There isn't anything actionable at this time.

4. New Business:

- a.

5. Standing/Committee Updates:

- a. Building
 - i. Wyatt said a light is out at the entrance to Woodlake off Woodcroft Parkway. Cecilia will ask our vendor (Tech on Deck?) to check on it.
 - ii. The heaters in the pool bathrooms popped the circuit breaker (they are on the same GFCI). Wyatt recommends buying an extension cord to plug one of the heaters in a different outlet so that they'll be on different breakers. Purchase of the extension cord is approved.

- iii. He is planning to address the two items on his to-do list for the playground
 - iv. He referenced the note on Facebook about painting lines in the parking lot. He has the equipment and crew to handle this. It would be \$1 or \$1.50/ft depending on if it needs to be painted once or twice, not including paint. Unclear if this covers labor.
 - v. He mentions that dividers in the men's bathroom are in poor shape and should be addressed. He will look up pricing but it is not expected to be cheap.
 - vi. Him and David noticed a water issue around the lattice at the pool. David talked to Michael from Pinnacle, the investigation is continuing to see if it's a leak or something else.
- b. Grounds
- i. David confirms that dredging is done but he has not begun the process of re-seeding due to the cold. He has discussed this with the neighbors in the immediate area.
 - ii. David highlighted a few public areas around neighborhood entrances where we have struggled to grow grass. He recommends putting down mulch in these areas. Mike is not in support of mulching, he would prefer to fix the irrigation system. David believes that we aren't likely to be successful in these shady areas.
 - 1. Donna motions to mulch the area around the clubhouse where we have not had success with grass. Amanda seconds, Mike opposes, all others in favor. Motion passes.
 - iii. Regarding our irrigation system that has not worked for 1-2 years he contacted Smith Irrigation who recommended Ethan Shapiro at another company with whom he discussed options. One is to replace the pump, cost estimate would be ~\$1,900 depending on size of pump and would need to be done while the lake level is down. An alternative option is to convert the system to city water. Cost estimate is ~\$900 excluding the new water meter. He will work to gather more information, no decisions are being made today.
 - 1. He also presents the option of a new wi-fi capable controller to allow for remote operation of irrigation zones. Cost estimate is ~\$550
 - iv. He brought back up the issue of the water leak that was mentioned in Wyatt's section. Further investigation is required.

- c. Finance Committee
 - i. Fabio reached out to various companies for the audit. One quote was for \$10k and one was closer to \$3k. Fabio will send out his findings to the board.
 - ii. Mike suggested that we let homeowners know who have prepaid more than one months worth of dues. Cecilia will reach out to those people and make sure they know they've done this.
- d. Sustainability Committee
 - i. No updates
- e. Recreation Committee
 - i. They put together a 2025 Wrapped to highlight events that occurred during the year.
- f. Welcome Committee
 - i. Cynthia sent email that she has arranged for MUTCD reflective covers/material on various traffic signs.
- g. ARC committee
 - i. No update
- h. Pool Committee
 - i. No updates
- i. Communications
 - i. Donna got 4 volunteers for a Web Presence Committee.
 - ii. Donna suggested 3 possible candidates for the David White volunteer award. Amanda suggested another.

6. Homeowner Forum Topics

- a. None

7. Executive Session Summary

- a. 2 Briarwick removed trees without ARC approval. They were supposed to have this request in today but it hasn't arrived as of this meeting.
 - i. Donna wants to schedule a hearing for January. Cecilia will work on contacting the homeowner.

8. Meeting Adjournment:

- a. Donna adjourned the meeting at 8:39pm
- b. Our next regular Board meeting is scheduled for January 20th at 7pm.

NON-PUBLIC MINUTES

No non-public minutes