

WHOA Board of Directors

Meeting Minutes for January 20th, 2026

Present: Donna, Phillip, Adam, Amanda, Fabio, Mike, Cecilia, Alissa

Absent: None

Minutes: Fabio

Guests: Wyatt (Building), David (Grounds)

Community Members Attending: Suzi

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Donna at 7:02

2. Approve Minutes:

- a. Donna motioned to approve the minutes. Mike seconded. All in favor

3. Old Business:

a. Grounds manager candidate search

- i. Mike presented the committee's top two candidates (out of 30+ reviewed). The committee thought both candidates were strong choices, however they did express preference for Stu.
- ii. Mike motions that the board extend the offer to Stu, and in case of unforeseen failure to complete the offer/hire, then to extend the offer to Tom. Phillip seconds. All in favor.

- b. Cecilia detailed CAS' effort to review/notify/track accounts that were excessively pre-paying and may have been unaware.

- c. Reminder that the board still needs to decide on how to resolve the non-functional cameras at the pool. Donna and Philip are looking into it.

- d. 2026 David White award - The board voted on the recipient of the award and selected Ryeon.

- e. Catastrophic insurance - still pending quote

- f. Dam EAP - Still waiting on response from second vendor for a quote

4. New Business:

- ##### **a. Memorial bridge**

- i. Estimated cost of \$3,320.14 and lifetime of 30 years.
- ii. Donna motioned to approve a \$3,500 expenditure for the bridge. Phillip seconded. All in favor.

5. Standing/Committee Updates:

- a. Building
 - i. Wyatt shared the quote for pressure cleaning and lot line repainted for \$5,400, and confirmed the vendor understood it would happen later in the year, before pool season. Wyatt recommends all items except perhaps fence, pool furniture, and double check on the roof stains. Revisit for approvals next month.
 - ii. Wyatt checked heaters in bathrooms and they are in order
- b. Grounds
 - i. David reviewed irrigation replacement options/proposal (lake pump vs connecting to city water). The costs for connecting to city water were higher than the estimate suggested in December, and the board was unsure about moving forward with it. Interest was expressed by multiple board members in seeking less water intensive plantings/ornamentals to use instead of investing so many resources on grass in shady areas.
 - ii. Cecilia is following-up on Pinnacle's work on the suspected leak near the pool pump building
- c. Finance Committee
 - i. Fabio reported that the board had approved a \$3k expense for Walker Rodeniser & Welch LLP to perform our annual audit for 2025, as required by our by laws. Fabio will return the approval to the vendor, and they will be starting in May, and will work closely with CAS.
- d. Sustainability Committee
 - i. No Update
- e. Recreation Committee
 - i. No update
- f. Welcome Committee
 - i. No update
- g. Pool Committee
 - i. Phillip bought a camera to use for the pool, awaiting delivery.
- h. Communications
 - i. No update

6. Homeowner Forum Topics

a. Suzi

- i. Little pantry** - Suggests having it for non-perishables. The board was supportive of the project and of providing space for it on HOA grounds, assuming Suzi would be able to coordinate getting it built. Donna motioned to approve. All in favor.
- ii. Quiet hours at pool** - Re-raising this request that was previously requested last year. Requesting one evening per week, e.g. from 8-9pm. Suzi mentioned she could coordinate volunteers to politely enforce, seek details around other neighborhoods' implementation, and potentially organize a straw poll

7. Executive Session Summary

- a. No executive session. A pending due process hearing was delayed at homeowner request until next month.

8. Meeting Adjournment:

- a. Donna motioned to end the meeting at 8:53pm and Phillip seconded.
- b. Our next regular Board meeting is scheduled for February 17th at 7pm.

NON-PUBLIC MINUTES

- a. **No non-public minutes**