

WHOA Board of Directors

Meeting Minutes for February 17, 2026

Present: Donna, Phillip, Amanda, Adam, Mike, Fabio, Alissa, Cecilia (CAS)

Minutes: Cecilia

Guests: David White for Grounds, Daniel Toton (Barbee Meadows) to discuss commercial sheep farm.

PUBLIC MINUTES

- 1. Call to Order** - Meeting was called to order by Donna at 7:00pm with quorum established
- 2. Approve Minutes: January:** Motion to approve as amended: Fabio. 2nd: Mike. All in favor.
- 3. Old Business:**
 - a. Catastrophic Insurance:** agent provided quote of \$75,000 for a \$1 million stand alone policy specific to a dam event. Item will be removed from agenda.
 - b. Dam inspection:**
 - i. Waiting on Summitt to submit proposal. Proposal from McAdams was reviewed in December.
- 4. New Business:**
 - a. Pool Leak:** Pinnacle located the leak (breach in skimmer line under the deck). Wyatt will remove the deck boards so Pinnacle has access needed to repair. The leak repair cost is \$1600 estimated + Wyatt's cost for deck board removal (scheduled to start the week of 2/23)
 - b. Rezoning:** Adam shared concerns over the City's higher density zoning proposal.
 - c. Speed Bumps:** Adam has a new contract with the City and shared update with the Board that the city is working on adopting a new policy for speed bumps which may require a certain % approval/future canvassing.
- 5. Standing/Committee Updates:**

- a. Buildings - The pressure washing and parking lot stripe painting proposal was tabled until Wyatt's return next meeting for possible recommendations.
- b. Grounds Report was given by David White:

Area in front of clubhouse (Grounds Coordinator & David)

Replace previously grassed areas in front of clubhouse with drought-resistant planting and mulch. Remove dead and low hanging branches.

Reseed park at north end of the lake (David & Brightview)

The best time to seed a lawn in central NC is in late Sept. If spring planting is necessary, seed when soil temperature is ~50F. Use a mix of perennial rye and tall fescue (try Titan). Top dress with compost. Keep soil moist for at least 4 weeks (irrigate twice a week if no rain). Cost ~\$1,000

Trails – shared resurface trail sections map.

Trash Cans: There are 9 trash cans on HOA property. 5 have significant corrosion and 1 does not have stable bases. Inventory details attached. The cost to replace is ~\$1,000 per can.

Tree Work: 6 Trees listed in Treeist's 2025 Risk Assessment (locations 3, 4, 5 plus pruning at 7, several of which appear to have fallen during storms). Dead pine behind 21 Dardanelle (due to pine beetles). Total cost ~\$5,000. Schedule work for later in year after any summer storm damage. In addition, there are several relatively small dead trees and branches that I have worked with Mark Germana to cut.

Controlling English Ivy also discussed. A statement prepared by David was reviewed for posting on community's online sources. Fabio requested the language be amended to avoid the recommendation to owners to use certain chemicals.

- c. Finance Committee – Fabio notified the auditor of the approval.
- d. Sustainability Committee – Fabio volunteered to be the POC for Barbee Meadows regarding the sheep farm.
- e. Recreation Committee – Gabrielle presented the budget for the Community BBQ. Motion by Donna to approve a \$3,000 budget for the BBQ. 2nd: Mike. Motion approved.
- f. Welcome Committee Report:

- The rescheduled emergency preparedness workshop by the Red Cross on Saturday, February 28th at 10am at the Clubhouse. We will have light refreshments beginning at 9:30am.
- I have joined the BBQ Planning Committee and will be recruiting the "BBQ hosts" and we may be able to transition some of these volunteers into future Block Captains.
- I am planning on a Spring "Welcome" event at the Clubhouse and will send some dates to Colleen to see what's available. Tentatively I'm looking at April 16th. I'll email Cecilia for the recent arrivals list closer to time.
- I am still recruiting Block Captains. If you know someone who might be interested, let me know!

g. Architectural Committee – working on Handbook Revisions

h. Pool Committee – no updates

6. President's Report: Donna requested assistance with the community volunteer event on February 18th.

7. Homeowner Forum Topics

a. Phillip opened a discussion on concerns regarding the holiday party.

Discussion to be continued at the next meeting.

8. Executive Session: The Board temporarily entered an executive session at 7:46 pm.

9. Meeting Adjourned at 8:59 pm by Donna.