

# *WHOA Board of Directors*

## *Meeting Minutes for March 17th, 2026*

**Present:** Donna, Phillip, Amanda, Fabio, Michael, Cecilia

**Absent:** Adam, Alissa

**Minutes:** Fabio

**Guests:** Wyatt (Building), Tom (Grounds), David (Grounds)

**Community Members Attending:** None

### **PUBLIC MINUTES**

#### **1. Call to Order**

- a. Meeting was called to order by Donna at 7:05pm

#### **2. Approve Minutes:**

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

#### **3. Old Business:**

- a. **Secretary** - Donna asked if anyone would volunteer to take over the vacant Secretary seat. No volunteers at this time.
- b. **Holiday party discussion** - Phillip mentioned he had provided follow-up to the concerned homeowners and advised that they could bring the topic up to the board for further discussion and attend to speak to it further. Donna did speak with Gabby / the rec committee since last month about the subject so that they can handle future situations with more care. Recommendation from Donna for now is not to use the Woodlake Recreation official channels or sponsorship for any explicitly religious events.
- c. **Handbook updates** - Donna shared that work is ongoing and hopefully wrapping up soon.
- d. **Dam**
  - i. Donna found a new option to complete an “EZ EAP” for which our dam meets the criteria. She will be attempting to complete one.

- ii. Donna has asked Frank to put in a quote for alder shrub maintenance and additional rip rap maintenance.

**4. New Business:**

**a. Pool Opening**

- i. May 9th. If any changes are needed to pool process/forms, get them to Cecilia by May 24th.
- ii. Donna will advise Gabby about date that may overlap with BBQ in case the Rec committee wants to adjust.

**b. Annual meeting** scheduled for May 19th and will be held on Zoom.

**5. Standing/Committee Updates:**

**a. Building**

- i. Proposal for building below-deck storage.
  - 1. Additional storage is needed to hold things that David has been storing at home. The plan is quite spacious. Would not be storing chemicals there. Estimated at \$3,900.
  - 2. Mike motioned to approve the estimate and work. Donna seconded. All in favor.
- ii. Pool leak - Wyatt provided follow-up. It should be repaired next week.
- iii. Pressure cleaning & parking line repainting
  - 1. Wyatt presented estimates
  - 2. Board noted that the entrance marquee had already been recently cleaned
  - 3. Mike motioned to approve \$4,950 for all estimated items except for the entrance marquees. Donna seconds. All in favor.
- iv. Bathroom stall touch ups
  - 1. Wyatt suggested we could get by with repainting for now, and delay partition replacements to align with larger plumbing work

**b. Grounds**

- i. Mike introduced Tom Joyce, Woodlake's new Grounds Manager, referencing Tom's CV outlining his extensive horticultural experience.
- ii. Mike presented the grounds report, summarizing projects, a few of which were still handled by David, most of which had been transitioned to Tom. The agenda material contained the detailed report.

- iii. The board discussed the possibility of removing a few large trees with English ivy located in wooded areas. The consensus of the board was to not allocate \$5000 to fund the work at this time.

**c. Finance Committee**

- i. Reminder audit in May
- ii. Reviewing financial statements, there was an unexpectedly high line item from Brightview for playground mulch in account 6050. Cecilia will double check that it was coded & approved correctly.

**d. Sustainability Committee**

- i. Fabio shared an update about the sheep farm. Daniel from Barbee Meadows recently reached an admission from the property and sheep owners, who are siblings, that continuing to utilize this residential location would be challenging, and that they would ideally like to relocate to somewhere closer to them (Cary). If the property/sheep owners are not making tangible progress towards relocating by May, Fabio and Daniel would bring a proposal to the board at that time to co-sponsor an initial engagement with attorneys to communicate with the owners to motivate them to relocate. Thereafter, an additional level of engagement could be considered in August/September. Finally, if no action is taken by December, the avenue for a nuisance claim would expire. The impacts to HOA common property are most notable around the memorial garden area, stream, and lake, where Fabio believes the fecal waste from the 30+ sheep would run off to.

**e. Recreation Committee**

- i. No updates

**f. Welcome Committee**

- i. Cecilia shared the Welcome committee report from the agenda

**g. Pool Committee**

- i. Phillip worked on chair repairs

**6. Homeowner Forum Topics**

- a. No homeowner forum topics

**7. Executive Session Summary**

- a. No executive session

**8. Meeting Adjournment:**

- a. Donna motioned to end the meeting at 8:21 pm and Fabio seconded.
- b. Our next regular Board meeting is scheduled for April 21st at 7pm.