

WHOA Board of Directors

Meeting Minutes for June 16th, 2026

Present: Donna, Mike, Fabio, Amanda, Betsy, David, Jeff, Cecilia

Absent: Adam, Alissa

Minutes: Fabio

Guests: Tom J (Grounds), Wyatt U (Building), Matt M (ARC), Jane M (ARC)

Community Members Attending: Beverly T, Helene

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Donna at 7:22pm
- b. Donna motioned to adopt the agenda as presented. All in favor.

2. Homeowner Forum Topics

- a. Helene C presented proposing rental restrictions. The Board broadly recommended that Helene might pursue this further by first surveying the membership for support, and that the Board could support with communications channels.

3. New Board members

- a. Newly filled board seats Fabio (re-elected), David (returning), Betsy (returning), & Jeff
- b. President - Donna nominated herself, Mike seconded. No opposition.
- c. VP - Donna nominated Adam (not present but previously accepted), David seconded. No opposition.
- d. Treasurer - Fabio nominated himself, Mike seconded. No opposition.
We may re-assign next month when more Board members are present.
- e. Secretary remains vacant.
- f. Betsy volunteered to take the 1-year term.

4. Approve Minutes:

- a. Donna moved to approve the April minutes, Fabio seconded. All in favor.

5. Old Business:

- a. Donna moved to postpone discussion of Triangle pond reports and additional “No trespassing” signs until next month. All in favor.

6. Standing/Committee Updates:

- a. Building
 - i. Wyatt presented his building update. Under-deck storage is ready, he will be sending invoices shortly.
- b. Grounds
 - i. Tom presented grounds update. Completed pruning of shrubs in May.
 - ii. Going to have some trees removed by Henry’s.
 - iii. Handled homeowner question regarding easements Mountain island.
 - iv. Sprayed easement area with broad-leaf herbicide.
 - v. Completed work with volunteers to expand area near lake and removed underbrush.
 - vi. Raleigh Paving provided a bid for paving repairs of 14 sections for \$20,700. Donna moved to approve the bid, All in favor.
 - vii. Trash cans - Received a bid from Tom’s recommended vendor for \$6726.40 for 8 cans. May need to increase to 9 cans. Installation costs TBD. The board will review more comprehensive estimates next month.
 - viii. Mike presented the Grounds Duties, Responsibilities and Guidelines document for the board to adopt. Donna moved to approve it, Amanda seconded. All in favor.
- c. Finance Committee
 - i. Audit still in process
- d. Sustainability Committee
 - i. Barbee Meadows has successfully negotiated the removal of the sheep
- e. ARC
 - i. Jane presented a summary of draft Handbook revisions. Jane will re-share the final revision with Cecilia/the Board, and we will vote on it next month.
- f. Recreation Committee
 - i. No update
- g. Welcome Committee
 - i. No update
- h. Pool Committee

- i. Pool attendance/limits discussion. Initial discussion was started, but will need to be revisited next month.
- i. Communications
 - i. **Communications officer** - Cynthia Bland has accepted this position.
 - ii. **Web Presence Survey** - Fabio volunteered to be the liaison moving forward with web presence work. Donna will send a stakeholder introduction email.
- 7. Executive Session Summary**
 - a. No executive session
- 8. Meeting Adjournment:**
 - a. Cecilia motioned to end the meeting at 9:07pm and Donna seconded.
 - b. Our next regular Board meeting is scheduled for July 21st at 7pm.

NON-PUBLIC MINUTES

No non-public minutes