**WHHOA Board Meeting Minutes**

May 9, 2022, 7:00 PM

In Person at Clubhouse

Board Member Attendees: Steve Ryan, president; Bill Logan, Vice President; Jeff Rooks, Treasurer, Patricia Ryan, Secretary; Finis McCarver, Director

Absent: 0

Committee Member Attendees: 3

Community member attendees: 3

1. **Call meeting to order/Agenda overview**
2. **Public Comment**:
   1. Two residents asked for assistance with an issue they are having. The board offered some advice.
   2. A resident complimented the new walkway and thanked the board for getting it done.
3. **Consent Calendar**
4. **Approval of previous minutes**- Minutes of the April2022 board meeting were approved unanimously.
5. **Financial Report**-Jeff Rooks. See report below
6. **Committee Reports**
7. **Pool**-Dorothy Minter chair.
   1. The pool deck will need to be resurfaced by next summer. The board approved a partial payment in the fall to lock in cost and to assure that the deck is completed before pool opening 2023.
   2. The cracked housing in one of the pool pumps has been repaired
   3. Key cards are activated for use: 6:00 am to 11:00 pm.
8. **Welcome** –Whitney Meyer chair.
   1. Two homes have been sold and one is pending. One of the homes sold was to Open Door for rental purposes.
9. **Landscape**- Bill Logan chair.
   1. This Friday, May 13, dirt will be placed along the sides of the new walkway, which will allow Sprinkalawn Co. to reinstall sprinkler heads to an appropriate height.
   2. The owner of the landscape company has been given a key to access pool and irrigation systems. The owner reported that work may be slowed because of difficulty maintaining staff.
   3. 2 bushes were damaged during the Easter Egg hunt
   4. Flowers will be planted within 2 weeks -$975.00
10. **ACC**-Bill Logan chair.
    1. The committee is researching companies to provide replacement mailboxes and mailbox parts.
11. **Tennis-** Jamey Linard chair. See report below
12. **Social**-Debbie Ladin chair.
    1. We had the Easter egg hunt, 111 rsvp’s, with additional people

We spent $127.18 on supplies.

* 1. The first Ladies Night is this Wednesday, May 11th at 7pm at Deb Ladin’s house, 261 Blair Pl.

1. **Clubhouse**-Steve Ryan chair. There is no new clubhouse activity to report this month.
2. **Playground:**
3. **Home Rental Limitations**: Steve Milby chair
4. **Fines**:
5. **Old Business**
6. By a majority vote of 4 yea and one absent on 4/18/22 via email, the board approved increasing the budgeted amount to be spent for pool furniture replacement from $20,000 to $22,236.34.
7. **New Business**
   1. Daily pool opening time: The board voted to keep the pool hours 6:00am – 11:00 pm
   2. POA discussion & consensus
      * Pros & Cons of changing WH from an HOA to a POA (Property Owners Association Act) were discussed. The board voted unanimously to proceed with informing residents of the benefits of a POA. This change will require 2/3 vote of 241 homeowners.
      * Rental Restrictions: If rental restrictions are put in place, current owners are grandfathered into the original covenants and would be free to rent their homes. New owners would be bound by updated covenants
      * Fine schedule: Further research will be done by the board
   3. Waiving of fees & fines – Board will establish a written approval/denial matrix
   4. **Heritage’s enforcement of fees/fines for small amounts** – Some residents have been receiving ‘past due’ notices from Heritage for amounts less than a dollar. The board agreed to make a determination of a more reasonable amount to pursue and inform Heritage.
8. Meeting adjourned at 9:00 pm.
9. The next Board meeting will be **Monday, June 13, 2022**
10. Minutes written by Patricia Ryan

**Financial Report, Jeff Rooks:**

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Tennis:

Spring is here and time to hit the courts. The mens Alta team is wrapping up another successful season and though we did not make the playoffs we had a winning record and a lot of fun doing it. I will submit the money collected from dues to Mr. Rooks in the next few weeks. We also have made a decision on the court resurfacing project and have elected to go with a company called Court Makers. They will be performing the work in June or July along with replacing the nets and most of the benches. I am very excited to finally get this on the books and know our tennis facilities will look great once completed. I want to thank the board for approval on this project and hope to see the the courts busy this Spring and Summer. With 4 new tennis courts playing shouldn’t be a problem but courts can be reserved thru Reservemycourt.com if ever needed.

Sincerely,

Jamey Linard.