

WHHOA Board Meeting Minutes

November 8, 2021, 7:00 PM

In Person at Clubhouse & Via Zoom Video Conference

Board Member Attendees: Philip Ladin, Finis McCarver, Steve Ryan, Jeff Rooks, Bill Logan, Patricia Ryan

Absent: 0

Committee Member Attendees: Dorothy Minter

Community member attendees: 5

I. **Call meeting to order/Agenda overview**

II. **Public Comment**

- a. Two community members have come forward to offer their help with 1) the Welcome Committee and 2) volunteering as needed. Thanks!
- b. Next Monday, November 15th, is the Special Assessment election. 7:00 pm Clubhouse

III. **Consent Calendar**

- A. **Approval of previous minutes**- Minutes of the October 13, 2021 board meeting were approved unanimously by 6 voting board members present.
- B. **Financial Report**: Jeff Rooks presented an explanation of the documents. See attached reports.
- C. **Committees**
 1. **Pool**-Dorothy Minter chair.
 - a. Key cards have been deactivated.
 - b. Pool has been winterized, covered and closed for the season
 - c. Bid discussion with Powers Electric are ongoing to provide permanent power to the pool gate in support of installing a new security system later this winter.
 - d. Cloud based security company, Cana, will be contacted to install a new control and access system over the winter/spring.
 - e. Some residents have asked to have access to the clubhouse bathrooms during tennis matches or family play at the pool area. For tennis players, the committee chair has access and is responsible for unlocking and relocking the doors during matches. No access is available at other times.
 - f. Dorothy is pursuing 3 quotes for new furniture for the pool area.

2. **Welcome** –Joann Martin chair.
 - a. October: 2 homes were sold on West Hampton Drive
 - b. November: No homes listed or sold to date.
 3. **Landscape**- Brenda Ray chair.
 - a. There is concern with a patch of sod at the clubhouse. It will be monitored.
 - b. From Bill Logan: Problems with an area of grass near Waller. A riding lawnmower seems to be harming the grass. The landscape company has been asked not to use this type of mower on that area.
 - c. 48 Montauk Daisy plants have been planted between Due West and the Clubhouse, miscellaneous plants have been placed west of the clubhouse, including 2 pampas grass plants.
 - d. Two Oak trees will be going in at the Due West entrance area to replace those damaged by storms this year.
 - e. Lights have been installed at the Due West entrance and at various places around the clubhouse.
 - f. A new entry sign is being requested for the Westwood Dr. entrance.
 - g. Fencing along Due West will be repaired.
 4. **ACC**-Bill Logan chair.
 - a. Six requests were made for home improvements and were approved.
 5. **Tennis**- Jamey Linard chair. See report
 6. **Social**-Debbie Ladin chair.
 - a. Halloween party was attended by over 100 residents and was deemed a success!
 - b. The Chili Cookoff and Rib Cookoff was held November 6th. Both were well attended and a lot of fun.
 - c. Upcoming event: Breakfast with Santa on Saturday Dec. 4th.
 7. **Clubhouse**- Steve Ryan chair.
 - a. Recently, a car was parked and abandoned in the clubhouse parking lot. The board put a message on the windshield requesting that it be moved. When the car remained, Cobb County police were called, and removed the vehicle.
 - b. See report.
 8. **Playground** (Danielle)
 9. **Home Rental Limitations** (Meridith): No report. Confusion in communication regarding the result of the committee's findings. The board will contact the committee for clarification.
 10. **Fines**: No report as no one has come forward to form the committee.
- D. **Old Business**
- a. The date of our annual meeting/vote for board of directors has been changed to Monday, January 24, 2022. We have traditionally separated the January monthly board meeting from the annual meeting due to the length of each.

- b. The board will question Rome & Assoc. (WH HOA attorneys) about consequences of having fewer than 5 board members.

E. **New Business**

- a. The board discussed options available to the HOA on dealing with residents who refuse to comply with the By-laws and covenants. Currently, there is no fine structure in place. Rome & Assoc. advised that litigation may be the only option. The board will determine proceeding with litigation on a case-by-case basis. The board members agreed that all residents must be treated equally.

F. Next Board Meeting: Monday December 13, 2021, 7:00 pm

G. Meeting adjourned at 8:30 pm.

H. Minutes written by Patricia Ryan



WHHOA Balance
Sheet October 2021



WHHOA
Operations Budget



Copy of Amounts
Paid To Heritage Prc



2021 WHHOA
Reserve Spending B



Clubhouse
November 2021 Rep



Homes for Sale
040819.pdf



November Tennis
Commettee Report.p