

WHHOA Board Meeting Minutes

October 11, 2021, 7:00 PM

In Person at Clubhouse & Via Zoom Video Conference

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

Absent: Finis McCarver

Committee Member Attendees: None

Community member attendees: 6

I. Call meeting to order/Agenda overview

II. Public Comment:

- a. Question: Did the ACC officially approve construction of the new play area, if approved in the special assessment vote?

Answer: No, the ACC did not review or approve construction of the proposed new play area. The playground area is considered a "Common Area" for our subdivision and is not in the purview of the ACC. Per the WH covenants, the ACC deals with residential lots only.

- b. Question: Is proxy (for special assessment) information on the WH website? This resident was unable to locate a proxy form or picture of the proposed structure.

Answer: Yes, the information including pictures, design documents/proposals and a downloadable proxy ballot are located at MyWestHampton.com. Once on the website select "More" then select "News" then select "Events" and finally select "Special Meeting." All documents and information are downloadable.

- c. Comment: The colors of the proposed play structure do not fit in with the surrounding area

III. Consent Calendar

A. **Approval of previous minutes-** Minutes of the September 13th board meeting were approved unanimously by 5 voting board members present.

B. **Financial Report-See report attachment.**

C. **Committee Reports:**

1. **Pool**-Dorothy Minter chair.
 - a. **See report.**
2. **Welcome** –Joann Martin chair. No report
3. **Landscape**- Brenda Ray chair. See report
4. **ACC**-Bill Logan chair.
 - a. There were 5 requests submitted to Heritage for home improvements.
 - b. One homeowner has not responded to requests by Heritage to submit requests for home improvements and has not received permission to proceed.
 - c. Discussion was held regarding the possibility of the WH HOA sending a certified letter to homeowners that do not comply with ACC standards and who do not respond to requests for information from our management company. The letter would inform the owners that they are in danger of losing HOA privileges including voting on HOA matters brought to the community as well as access to and use of all common area amenities. This non-compliance status must be disclosed to prospective buyers of the home. Future buyers / owners of this home will continue to be denied HOA privileges until the affected conflict with ACC Standards has been resolved.

10/13/21: Update to the above reference. According to communication with Rome and Associates: Some covenants contain authorization for the association to file a notice on the deed records regarding architectural violations. Unfortunately, the covenants for West Hampton are not one of them.
5. **Tennis**- Jamey Linard chair. See report
6. **Social**-Debbie Ladin chair. Upcoming events: Halloween Pizza before trick or treating; Breakfast with Santa. These events require assistance. Social activities may be scaled back or eliminated if people do not come forward to be a part of the Social Committee.
7. **Clubhouse**- Steve Ryan chair. No new information to report
8. **Playground**: No new information was reported. The second special assessment vote will be held on Monday, November 15th at 7:00.
9. **Home Rental Limitations** (Meridith). No report. Phil will follow up with committee members
10. **Fines** No one has come forward to form a committee to develop a formal proposal to incorporate fines for HOA/ACC violations
11. **Old Business**
12. **New Business**

1. **2022 budget:** The board determined that there are sufficient funds in our reserve and voted unanimously to NOT increase the HOA fees for 2022. With the large capital expenditures approved for 2022, the need to increase dues for 2023 will be reviewed in October 2022.
2. The board reviewed a list of items that need to be fixed or replaced in the future, including but not limited to: painting of the clubhouse, repair/replacement of the clubhouse deck, replacement of pool furniture, repair/replacement of the pool deck, and replacement of the walkway from the parking lot to the pool. These items will be spread out over a couple of years.
3. Cobb EMC cleared the branches and brush that were obstructing the streetlight on Hampton Drive. Thanks!
4. **Upcoming elections.** Two current board members have notified the board that they will not be running for board positions for 2022. Joann Martin will not be seeking the Welcome Committee position.

The next board meeting will be held Monday **November 8, 2021 at 7:00 pm** in the WH Clubhouse and via Zoom.

1. Meeting adjourned at 9:00 pm.

2. Minutes written by Patricia Ryan



WHHOA Balance Sheet September 20



Copy of WHHOA Operations Budget



Copy of Amounts Paid To Heritage PrcReserve



2021 WHHOA Spending Bi



Oct 2021 Tennis Report.pdf



Pool Committee Report for October



Clubhouse October 2021 Report.pdf



Landscape Committee Report C