**WHHOA Board Meeting Minutes**

December 13, 2021, 7:00 PM

In Person at Clubhouse & Via Zoom Video Conference

Board Member Attendees: Philip Ladin, President; Steve Ryan, Vice President; Jeff Rooks, Treasurer, Patricia Ryan, Secretary; Bill Logan, Director

Absent: Finis McCarver, Director

Committee Member Attendees: Dorothy Minter

Community member attendees: 3

1. **Call meeting to order/Agenda overview**
2. **Public Comment**: No public comments
3. **Consent Calendar**
4. **Approval of previous minutes**- Minutes of the **November 2021** board meeting were approved unanimously by 5 voting board members present.
5. **Financial Report**-**See report attachment**. See report.
6. **Committee Reports**
7. **Pool**-Dorothy Minter chair.
   1. Once power is Installed to the pool gate area, Dorothy will coordinate with Cana for security.
   2. Community members have requested wifi service to pool area. Steve reported that it may cost approximately $240.00 per month for an additional modem and router for the pool area. A suggestion was made to try using a Hot Spot instead of a router. More research will be done on this issue.
8. **Welcome** –Joann Martin chair.
   1. Joann reported that there are no homes for sale at this time, and no homes have been sold in the past month. However, Dorothy mentioned that she knows of a home for sale - with no signage – at the corner of Cobbs Farm and Battle Woods.
9. **Landscape**- Brenda Ray chair. See report.
10. **ACC**-Bill Logan chair.
    1. Two requests were completed.
    2. Bill received a quote from Vested Home Renovation company to repair the fence around the clubhouse and along Due West Rd. The board approved expenditure of up to $2,500.
    3. Bill also requested a quote for repainting the entire fence in Spring 2022.
    4. Lights were purchased to replace the non-working bulbs at the Due West entrance.
11. **Tennis-** Jamey Linard chair. See report.
12. **Social**-Debbie Ladin chair.
    1. Breakfast with Santa was a success. Over 100 neighbors attended. At least 40 children participated in several activities. Our Santa donated his entire fee to Shriner’s Hospital.
13. **Clubhouse**-Steve Ryan chair. See report.
    1. Due to incorrect identification of the county water meters we have identified that we continue to have incorrect plumbing at the meters resulting in excess water billing for sewer usage we are not using. Sprinkalawn will be contacted to switch the connections to the water meters. The board approved $1,000 for this purpose.
    2. An excessive amount of water continues to be metered indicating an underground leak or other problem. We will continue to research the possibility of a leak.
14. **Playground:**
    1. The board discussed the need to evaluate the safety and potential removal of the current playground equipment to avoid someone getting hurt.
15. **Home Rental Limitations**
    1. The board will ask the committee to reconvene.
16. **Fines**:
    1. The board continues to call for residents to volunteer to work with the Board and ACC in proposing a change to the covenants and bylaws allowing fines and fees per an established fee schedule for failure to comply with by-laws and ACC regulations.
17. **Old Business**
    1. At the November 2021 board meeting, the possibility of having only four directors was mentioned. As of December 13, no other community members have volunteered to run for a board position. The HOA’s attorney, Michael Rome, was contacted for advice. Mr. Rome reported that our by-laws stipulate that the board must consist of a minimum of five members. Otherwise, any actions taken by fewer members may be considered invalid.
18. **New Business**
    1. Annual meeting/election: **Monday January 24, 2022**
    2. Directors not seeking another term: Steve Ryan, Finis McCarver
    3. Committee members not seeking another term: Joann Martin, chair of Welcome Committee; Brenda Ray, chair of landscape committee.
    4. The board is extremely appreciative of the services of Steve, Finis, Joann and Brenda. Their hard work has greatly benefited our community!
19. Meeting adjourned at 8:10 pm.
20. The next Board meeting will be **Monday, January 10, 2022**
21. Minutes written by Patricia Ryan



