

WHHOA Board Meeting Minutes

January 10, 2022, 7:00 PM

In Person at Clubhouse & Via Zoom Video Conference

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

Absent: Phil Ladin

Committee Member Attendees: Whitney Meyers, Steve Milby, Elwanda Klucik

Community member attendees: 3

- I. **Call meeting to order/Agenda overview**
- II. **Public Comment:** No public comments
- III. **Consent Calendar**
 - A. **Approval of previous minutes-** Minutes of the **December 2021** board meeting were approved unanimously by 5 voting board members present.
- IV. **Financial Report-See report attachment.**
- V. **Committee Reports**
 1. **Pool**-Dorothy Minter chair.
 - a. Due to labor costs, supply cost increases and shortage of labor, Nautix issued a new contract that shows a 22% fee increase.
 2. **Welcome** –Whitney Meyers, chair.
 3. **Landscape**- Brenda Ray chair.
 - a. Brenda reported that there was no new activity in December.
 4. **ACC**-Bill Logan chair.
 5. **Tennis**- Jamey Linard chair. See report.
 6. **Social**-Debbie Ladin chair. No report
 7. **Clubhouse**- Steve Ryan chair. See report.
 8. **Playground**: No report
 9. **Home Rental Limitations** , Steve Milby, chair
 - a. Steve submitted a summary of the survey the committee had conducted in August 2021. There were 81 respondents to the survey. 88% of those “supported rental restrictions and agreed with the proposed language”. Steve reported that his research indicated there are several rental homes in WH and that nationwide, several corporations (Open Door, Mark Spain, etc.) are purchasing homes, turning them into rentals. A concern is that these corporations are “absentee landlords”. The report is presented at the end of these minutes.

V Fines:

- b. 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.

VI. Old Business

- a. Walkway to Pool/Tennis courts (Capital project)
 - Ongoing. Research will be conducted on the cost of removing trees next to the clubhouse, and the cost of repairing/replacing the walkway and installing a retention wall as needed.
- b. Internet options for pool.
 - Steve Ryan contacted a company that will install a wifi mesh system to provide WiFi coverage to the patio, pool and tennis observation area. These will connect with the modem/router we currently have. The cost will likely be in the area of \$3,000 - \$4,000. This will be a one-time cost and the monthly bill to Comcast business will not be increased for this project. Comcast had quoted us an additional \$240.00/month to install a single modem at the pool area only. Beyond that they had no solution options.

VII. New Business

- a. Based on the committee report and recommendation from the Rental Committee, the board has an action to submit the recommended wording for a proposed change to the covenants and bylaws to Rome for modification and proposed final form. Once the final wording comes back from Rome the Committee can hold community meetings to educate and discuss the proposed changes to the covenants and bylaws. This will allow us to proceed to a special vote to change the covenants and bylaws to include rental restrictions if homeowners approve in accordance with voting procedures contained in the covenants and bylaws.
- b. West Hampton continues to need volunteers for committees and board positions. Thanks to a few who have stepped up to help.
- c. **Clubhouse restrooms are now available to homeowners with key cards.** The installation of Ring security and the ability to identify users through their key cards makes it possible to allow access to the restrooms from 8:00 am to 6:00 pm. Thanks, Dorothy and Steve!
- d. Annual meeting/election: **Monday January 24, 2022**

VIII. Meeting adjourned at 7:30

IX. The next Board meeting will be **Monday February 14, 2022, 7:00 pm**

X. Minutes written by Patricia Ryan

Finance:

West Hampton Homeowners Association, Inc.

Balance Sheet For 12/31/2021

Cash

Operating Account - Truist \$32,470.60

Total Cash \$32,470.60

Cash-Reserves

Reserve Account-Truist \$162,155.81

Total Cash-Reserves \$162,155.81

Total Asset \$194,626.41

Liabilities

Collection Fees Payable \$4.00

Prepaid Dues Payable \$10,033.07

Total Liabilities \$10,037.07

Reserves

Reserves - General \$162,155.81

Total Reserves \$162,155.81

Equity

Prior Years' Net Income \$20,271.45

Net Income (Loss) \$2,162.08

Total Equity \$22,433.53

Total Liability / Equity \$194,626.41

Report generated

West Hampton HOA
2021 Operations Budget Analysis

December

	2021	2021	2021	2021	2020	2019
	Annual	Jan-Dec Actual	Jan-Dec Budget	Jan-Dec Variance	Jan-Dec Actual	Jan-Dec Actual
Income						
Assessment Revenue	\$150,560	\$156,010	\$151,200	\$4,810	\$147,008	\$135,916
Other Revenue	\$5,500	\$7,888	\$5,300	\$2,588	\$5,484	\$6,158
Total Income	\$156,060	\$163,898	\$156,500	\$7,398	\$152,492	\$142,074
Expenses						
General & Administration	\$19,704	\$19,220	\$19,704	\$484	\$15,308	\$16,801
Taxes & Insurance	\$9,075	\$9,410	\$9,075	(\$335)	\$17,587	\$6,168
Recreation	\$34,960	\$29,853	\$34,960	\$5,107	\$30,440	\$38,924
Landscaping	\$39,000	\$35,544	\$39,000	\$3,456	\$36,734	\$34,500
Utilities	\$23,590	\$22,426	\$23,590	\$1,164	\$23,800	\$21,127
Maintenance & Services	\$3,900	\$1,426	\$3,900	\$2,474	(\$2,267)	\$4,354
Total Expenses	\$130,229	\$117,879	\$130,229	\$12,350	\$121,602	\$121,874

West Hampton HOA
2021 Capital Projects Status Update
DECEMBER

	<u>Budget</u>	<u>Actual Cost</u>	<u>Status</u>
• Replace Three Pool Pumps	\$7,500		Pending
• Complete Installation RING System	\$500	\$650	Complete
• Repair Pool Deck	\$4,500	\$2,180	Complete
• Resurface Upper Tennis Courts	\$10,000	\$9,295	Complete
• Water System Repairs	\$3,200	\$3,200	Complete
• Additional Water Line		\$1,800	Complete
	Total	\$25,700	\$17,125

2021	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total
Monthly Management Fee	632	632	632	632	700	700	700	700	700	700	700	700	8,128
Postage Reimbursement	22	290	207	183	245	138	117	162	319	226	343	83	2,335
Office Supplies (includes invoices)	12	251	50	44	206	37	35	47	61	53	75	24	895
Photocopying Charges	3	74	258	7	6	6	6	7	258	8	256	3	892
Web Portal Access Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
Record Storage Fee	9	9	9	9	9	9	9	9	9	9	9	9	108
Georgia Corporate Annual Registration	75	0	0	0	0	0	0	0	0	0	0	0	75
IRS 1099 Form Preparation	0	270	0	0	0	0	0	0	0	0	0	0	270
Reimburse Collection Fees Paid To WHHA By Delinquent Homeowners	0	0	25	100	0	25	100	25	25	0	0	25	325
Monthly Total	753	1526	1181	975	1166	915	967	950	1372	996	1383	844	13,028
2020	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total
Monthly Management Fee	614	614	614	614	614	614	614	614	614	614	614	614	7,368
Postage Reimbursement	12	306	27	30	122	148	29	45	49	233	14	10	1,025
Office Supplies (includes invoices)	11	285	15	14	205	45	20	23	22	56	11	8	715
Photocopying Charges	8	367	10	10	9	14	8	10	4	8	2	2	452
Web Portal Access Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
Record Storage Fee	9	9	9	9	9	9	9	9	9	9	9	9	108
Georgia Corporate Annual Registration	75	0	0	0	0	0	0	0	0	0	0	0	75
IRS 1099 Form Preparation	0	240	0	0	0	0	0	0	0	0	0	0	240
Reimburse Collection Fees Paid To WHHA By Delinquent Homeowners	0	100	0	0	0	125	150	0	75	125	25	0	600
Monthly Total	729	1,921	675	677	959	955	830	701	773	1045	675	643	10,583

Clubhouse report, Steve Ryan

- Repairs have been made to the wall in the lower level of the clubhouse that was opened up to verify plumbing lines a second time back in October. Wall repair was postponed to 2022 for budget consideration. The repairs were completed By CDJ Professional Services on 1/4/22. Cost \$350.
- The faulty urinal flush valve in the lower-level bathroom was replaced by PlumbSmart on 1/5/22. This has corrected the valve sticking problem. Cost \$391.
- I have verified that the irrigation water meter located at the clubhouse is meter # 39302035 and that the Domestic water meter associated with sewer charges is meter #33995291. Sprinkalawn has corrected the plumbing at the meters and attached just the clubhouse to the domestic water meter and placed all the irrigation and pool supply

pipng on the irrigation meter. This should finally stop the excessive billing for sewage that we don't use. Sprinkalawn will bill Heritage directly upon completion.

4. I have contacted Le'Moine Washington, Comcast Business Sr. Business Account Executive, 6200 The Corners Pkwy Norcross, GA 30092 Mobile: (678) 551-0714 to again see if there is anything short of adding a separate service for the pool area wifi. Le'Moine reiterated that beyond adding a new service drop, Comcast Business does not offer a solution. This would mean adding an additional modem at the Pool area doubling out Comcast monthly expense from \$240 to \$480. This would be an additional \$2,880 a year. Met with Marco Bowen (678-310-3504) from Byte Size Small Business IT Solutions to discuss installing a wifi mesh system for the clubhouse (upstairs and downstairs) the patio area, the Pool area and the observation area at the tennis courts. This system would keep the Comcast internet service as the service provider. It would install a switch system in the basement of the clubhouse with mesh transmitters downstairs, upstairs and on the deck overlooking the patio area. A wire would be run from the clubhouse to the pool area where there would be a mesh transmitter/receiver installed to cover the pool area. Additionally, there would be a wireless transmitter/receiver installed for the tennis courts and a mesh transmitter/receiver installed at the covered observation deck. This system would be ours with no additional monthly cost after installation. I have not received the formal estimate as yet but when asked, Marco estimated the cost to be between \$3K and \$4K.
5. Since we now have the Ring security system in place and can observe people accessing the clubhouse, I have asked Dorothy Minter to activate the card key system to allow bathroom access for homeowners using the tennis courts and playground. Access will only be activated between 9 AM and 9 PM

Stephen Ryan,
Clubhouse Committee Chair
westhamptonclubhouse@gmail.com

Pool Committee

1. I received an updated service contract from Nautix that is effective 1/2/22. The new yearly service contract is \$24,180.00 is an increase of \$4,353 from the previous contract we have had since 2009. I have forwarded you the email I received on 12/29/21 from the owner Chad Freeman that outlines the increase in cost.
2. Steve continues to work with Power's Electric and the electric work to drop a dedicated line to the pool deck will hopefully take place in late January or early February. He is also looking into options to have wifi down at the pool deck.
3. Once the electrical work referenced above is complete, Cana Communications will be able to install the new cloud-based security system.

4. The pool is tentatively scheduled to open on May 8th. Swim team will start practice on May 9th. Lifeguard service will start on May 25th (which is the last day of school).
5. As discussed with Steve, many residents continue to ask about use of the lower-level restrooms which using the tennis courts and outside areas. I have allowed access thru our current system to allow key cards to open the bathroom doors between the hours of 8:00 am and 6:00 pm. These hours can be extended later into the evening as daylight gets later.
6. I will submit all estimates for proposed new pool furniture as I receive them.

Please let me know if you have any questions or concerns!

Dorothy

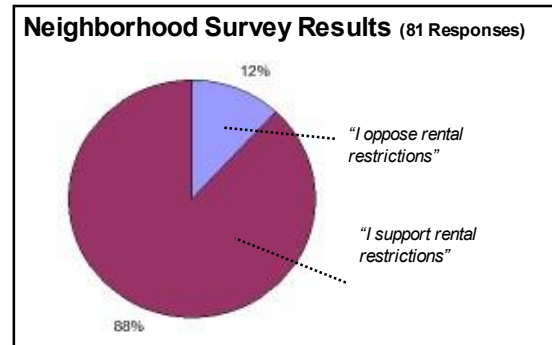
Rental Committee:

West Hampton HOA Rental Limitations Committee Update

January 2022

Committee Members: Steve Milby, Dave Amsler, Jan Doobrow, Gary Schweitzer

Milestones
June 1, 2021– First Committee Meeting
July 15– Board Report Out & Survey Approval
July 20– Survey Distributed
July 30– Survey Results Voided (tampering)
August 3– Second Committee Meeting
August 9– Second Survey Distributed
August 16– Survey Results Published
January 5, 2022– Third Committee Meeting



The Issue: Rental demand has been rising in recent years among families who cannot find or afford a place to buy in their preferred location. Institutional investors are capitalizing on this trend by buying bulk quantities of homes in desirable communities that have no restrictions and then renting them out. In 2021, corporations accounted for nearly 20% of all U.S. homes purchased. Metro Atlanta ranked #1 in the country with 32% of homes sold to corporations.

Why This Matters To Us: There are a growing number of complaints of substandard services (maintenance, evictions) by tenants who rent from absentee corporate landlords. In extreme cases, corporations are buying the majority of homes in a subdivision which allows them to control the HOA. In response, many HOA's like ours feel that it would be in the best interests of our homeowners to update the existing covenants to include common sense guidelines around renting or leasing of homes in West Hampton as a way of protecting property values and the overall look and feel of the community.

After the updating of our covenants (all final language will need Board and Legal approval before a final vote by homeowners)

"Individual buyers as well as local, national or international investment companies who purchase a home in West Hampton are prohibited from renting their entire home or rooms within their home for short or long time periods. Exceptions for individual owners include, but are not limited to, hardships such as military deployment, job transfers up to 24 months in duration, temporary moves needed to receive specialized medical treatment, or documented financial hardships. These and any other hardship requests must be approved by the Board."