**WHHOA Board Meeting Minutes**

October 10, 2022, 7:00 PM

In Person at Clubhouse & Via Zoom Video Conference

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

Absent:

Committee Member Attendees:

Community member attendees: Laura, Charles & Brannon Joseph

1. **Call meeting to order/Agenda overview**
2. **Public Comment**:
	1. The board recognized Brannon Joseph’s dedication to keeping the common area by the tennis courts and swimming pool clean. For the past few years, Brannon has taken it upon himself to empty trash that has overflowed the containers. He was presented with an Atlanta Braves NL East Champions ball cap and a certificate of appreciation.
3. **Consent Calendar**
4. **Approval of previous minutes**- Minutes of the September 12, 2022 board meeting were approved unanimously by board members present.
5. **Financial Report**-Jeff Rooks. See report below
6. **Committee Reports**
7. **Pool** – no chair
8. **Welcome** –Whitney Meyer chair.
9. **Landscape**- Bill Logan chair. See report below
10. **ACC**-Bill Logan chair. Report below
11. **Tennis-** Jamey Linard chair. Report below
12. **Social**-Debbie Ladin chair. Report below
13. **Clubhouse**-Steve Ryan chair. Report below
14. **Playground:** The BOD is researching playground equipment that may be constructed by WH association members.
15. **Old Business**
16. **POA consent update:** Greater than 2/3 (two-thirds) of association members consented to transition from a Homeowners’ Association to a Property Owners’ Association. Association members that did not return a consent form received a letter from Heritage Management company on behalf of the Board of Directors, informing them that the amendment had passed. On September 28, 2022, after the mandated ten-day waiting period, the amendment was filed with Cobb County.
17. **POA amendment change**: The board requested that our attorney rephrase the “grandfather” clause in the leasing portion of the amendment. We want it to be clear that anyone, whether individual persons or corporate entities will be grandfathered with regards to renting a home in WH.
18. **Pool Closing**: The last day to use the swimming pool was September 30
19. **Pool Chair and committee: The BOD reaffirmed that the swimming pool will not open in the spring if a chairperson and committee are not in place.**
20. **Pool House: Trenching needed to abate rainwater intrusion into pool house.**

The back side of the pool house has been damaged by water draining from rainwater. Water enters the pool house and impacts the equipment on the floor. **October 10: Steve Ryan will contact Stan Hula Landscaping to get a quote for trenching the area to direct the water flow away from the pool house.**

1. **Playground: Reach out to community to demolish old and possibly install new equipment.**

Research has begun on finding suitable playground equipment.

1. **Resolution for Fines and fine Procedure.**

The Fine resolution was distributed to association members for a 10-day review period. No feedback comments were received. The resolution was signed by the board in executive session on 9/28/22.

1. **Leak Repairs for Clubhouse window area above stairs to lower level.**

Parker Young construction has not provided an estimate of this work due to other construction conflicts. Expect inspection and estimate soon**. October 10: A Parker Young representative came to inspect the clubhouse. Parker Young Construction repaired the clubhouse after storm damage in 2018 and did good work They will provide an estimate as soon as possible.**

 **VII. New Business**

1. **Call for association members to come forward for BOD**
	1. At this time, three current board members have committed to running for board positions.
	2. The BOD would like to have seven members on the board to spread the responsibilities.
2. **Swimming pool leak.** During the past few months, it has been necessary to refill the pool every 3 – 4 days. The water level has gone down approximately three-quarters of an inch a day. This impacts the pool pumps, causing them to suck in air instead of water. Nautix has been contacted a few times but has not returned calls. Steve Ryan called and talked to the Nautix office to again report the problem and they stated they would get someone out to West Hampton soon.
3. **Call for pool rules to be reestablished**. To be enforced, rules must be posted clearly at the pool. A committee will be necessary to tighten up pool use rules and new signage will be needed.
4. **Pool furniture update**: The BOD voted to re-sling the 29 chairs we have vs replacing all. The frames are in good shape and pose no danger of collapsing. The lounge chairs are fine and will not need adjustment. This will save WH approximately $17,000.

Additional tables & low chairs will be purchased.

1. **Improvements to Clubhouse:** Clubhouse committee member Brenda Ray has provided much needed updating to the interior of the clubhouse. New accessories have been purchased and the coffee table, end table and sofa table have been repainted and stained.
2. **Proposal to add Pickle ball courts**: Jamey Linard, tennis chair, will research how to best provide Pickle ball availability, using the tennis court area. He plans to contact the company that resurfaced our courts. The BOD has received some requests for this sport.
3. **Meeting adjourned at 8:15 pm**

 **VIII** **Meeting schedule**

 The next meeting is scheduled for November 14

**Reports:**

**Clubhouse:**

Clubhouse interior updating continues, repairs to half-circle window will be done to prevent rain from seeping in and damaging the walls.

**Social Committee**

Deb Ladin reported that the **Halloween Parade** will take place on **Sunday, October 30 at 1:30** from the clubhouse.

**Chili & Rib cook off** will be held on **Saturday, November 19**

**Tennis**

Happy Fall to all,

September has seen Alta tennis start back up with both a men’s and ladies team playing out of the neighborhood this season. Outsider dues will be collected as usual and submitted to Mr. Rooks when the season is over. We also managed to get the tennis lights fixed on the lower courts which has been a thorn for many years. We still do have one light that is out on the

upper courts but doesn’t seem to affect play that much, but I would like to get it fixed if it’s ok with the board. All and all the courts look fantastic and something this neighborhood should be proud of. It has been brought up that several residents have expressed interest in pickle ball, and I could reach out to Court Makers who just resurfaced our courts to get a quote if the board feels fit.

See you at the courts,

Jamey…

The BOD will investigate the cost of installing a card system for entering the tennis courts.

**Pool**

As mentioned above, the pool has been showing signs of leaking. Nautix has been called for help with locating and repairing any leaks. They have not responded.

**Welcome**

3550 W. Hampton Dr. is under contract, according to Zillow

3375 Bridle Run is for sale (Mark Spain)

**Landscape**

We received a quote of $1,890 to trim tree canopy near the play set, poplar by pump station on Steve Dr. New plants are being considered for the common area space at the clubhouse.







