



WHHOA Board Meeting Minutes

DATE: April 16, 2025, 7:00 PM

Board Member Attendees: Steve Milby, president; Bill Logan, vice-president; Mike Carroll, Treasurer, Patricia Ryan, Secretary; Geri McCormick, Director

Absent:

Committee Member Attendees: Dawn Birdsey, Dale Clark, Janet Carroll, Liz Chaney, Sara Phillips

Community member attendees: None

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

II. **Public Comment:** None

III. **Consent Calendar**

A. **Approval of previous minutes-** Minute report of the **February 12, 2025** board meeting was approved unanimously by board members present.

IV. **Financial Report-** Mike Carroll

*WH's finances are in good shape continuing into 2025.

V. **Committees**

1. **Pool-** Dale Clark

Pre-Opening inspection of pool area completed. Nautix will use the pool for training from 9:00 – 6:00 on April 26 & 27. Clubhouse will be used on April 26th. Nautix will give WH a \$750 credit for the use of our facilities. * New grills, including a Blackstone, are available to use. New covers for the grills will be ordered (approx. \$25 each). * A few items such as a chlorine hose and a light bulb in the pool will need to be replaced *An electrician will be needed to raise the box at the pool house, as over the years, the post has sunk into the ground and has been flooded. * It is suggested that the interior area of the pool house that the lifeguards use for work and breaks be made more comfortable and welcoming. The current table is old and the lighting is dim. Perhaps a corkboard or similar, for notices can be provided.

*The board discussed constructing a separate ventilated building to house three chlorine barrels. This would be for the safety of people entering the pool house, as well as preventing electrical wires inside the area from corroding.

*Three other residents have volunteered to help with the pool committee: Curry Chapman, Taylor O'Sullivan and Amy Baird

*Steve Milby will acquire control of the key card program in April.

2. **Welcome** – Patty Ryan

Homes for Sale: 3570 W. Hampton Dr. (Pending); 362 Battle Woods

Homes Sold: 254 Blair Pl.; 3229 Cobbs Farm

3. **Landscape**- Bill Logan chair. See report below

Reminder that sidewalks within WH are the responsibility of Cobb County. Association members should contact the county with questions/comments about the sidewalks by their home. * Backflow prevention valves were inspected. Five of six passed. The sixth was repaired and the completed report was sent to the county. * Flowers will be planted in common areas on April 17th, and sprinklers will be turned on. *The sprinkler system around the berm at the clubhouse will need adjustment. There are too many sprinkler heads to effectively water the plants in the area. * At the Burnt Hickory entrance, fourteen trees were removed to allow sun to reach the plants. A few sprinkler heads were repaired.

4. **Architectural Control (ACC)**-Shannon Mills chair.

Inspection will take place during the week of April 21. * Eleven requests have been received by the ACC. * Lots of trees were cut down in the neighborhood. It wasn't known if all of these had ACC approval. * The ACC will be asked to send out a communication clarifying to residents what alterations to houses and property need to be preapproved.

5. **Tennis/Pickleball**- Janet Carroll, chair.

*The pickleball courts are expected to be completed by April 25th. * Currently 38 women on pickleball roster (12 are from outside of WH). *Tennis and pickleball court lock codes will be changed. *Grand Opening celebration for pickleball courts scheduled for June 8th. The committee requests that no chairs be brought inside tennis/pickleball fence. *Alta will accept teams that have at least 2 courts, so WH complies. *Men's teams will be added to pickleball schedule. *Reserve-a-Court will charge to add the extra pickleball courts to its system. The committee will investigate other scheduling companies. *Court hours may be altered – 8:00 am to 9:00 pm (pickleball) * Usage fee of \$50 - \$75 annually for out of WH pickleball players is being determined.

* The trash can by the tennis courts/play area has been stuffed full, with some trash being left on the bench or the ground. During swim months, the lifeguards typically haul this trash to the upper trash can enclosure.

6. **Social**- Geri McCormick, Sara Fudge, Patty Ryan

- Two game nights have been held, another is scheduled for Friday April 25. Six to ten people attended each.
- March: The Master Gardener Talk was a big success. Sue Logan worked hard to schedule a speaker, prepare posters about upcoming gardening events and secure seed packets, bulbs, and strawberry plant donations from Lowe's and Home Depot. Everyone went home with a gift. There was enthusiastic participation and requests for more events like this.
- Katherine Martinez collected names for, and ordered, the graduation banner that will be displayed at the Due West Entrance.
- The WH Easter Egg Hunt is scheduled for Saturday, April 19th at 11:00 am
- End of school ice cream social will be on the last day of school, May 21, starting at 2:00.

7. **Clubhouse-** Dawn Birdsey

*Clubhouse rental fee has increased to \$150 per rental. There is no longer a separate deposit required. Heritage has told us that there is no way to initiate an online payment system for clubhouse rentals, so paper checks will continue to be required. *Upper windows of clubhouse will be cleaned next week. *Two chairs and the sofa in the clubhouse will be replaced. *Dawn painted the stairwell in the clubhouse that had chips and damage.

8. **Swim team:** Liz Chaney & Sara Phillips

*Maddy Beaty is the new coach, bringing lots of experience to the team. *Swim team is looking for sponsors, \$150. *The team has purchased a deep freezer to hold their food items over the season. This expense is not taken from the WH budget. *The swim team leaders have encouraged community involvement from the other teams that participate in the program. *No swim team on the last day of school, May 21. The first morning practice will be Thursday, May 22.

VI. **Old Business**

- A. Corporate Transparency Act: The requirement for all board members to sign a Corporate Transparency Act form has been rescinded by the federal government.
- B. Neighborhood survey. The survey is completed and will be distributed to association members via Survey Monkey.

VII. **New Business**

- A. Expense Approval Process
Board requested that expenses \$75 and over be approved.
- B. Heritage Monthly Updates
After May 15, Karie Stephens will no longer be our contact at Heritage Property Management. A new contact will be assigned.
- C. Amenity Usage Fees
- D. Eliminate 'Auto Pay' For Assessments
It was reported that association members that use auto pay for assessment payments have been charged late fees. The payments are apparently triggered on the 3rd of the month, causing the payments to be two days late. The board voted to move the due date to the 5th of the month (March & May) to avoid the fees. *The board did not want to eliminate the convenience of auto pay for those that use it.
- E. The board voted to replace WCZ law firm as WH's attorneys. Their efficiency appears to have declined. The law firm Cobb, Olsen, and Anderle was agreed upon. They specialize in HOA matters and work closely with Heritage Property Management.
- F. MyWestHampton.com will continue to be used for neighborhood information.
- G. Communication with Association Members. The board will develop a method of communication to inform the residents of items that are determined between bi-monthly board meetings.
- H. Upcoming events: Egg Hunt, Saturday April 19, Game Night, April 25, Pool opening May 5th.

VIII. Meeting adjourned at 9:45 pm.

IX. The next Board meeting will be **Wednesday, June 11 at 7:00 pm**

X. Minutes written by Patricia Ryan

