

WHHOA Board Meeting Minutes

April 10, 2024 - In Person at Clubhouse

Board Member Attendees: Steve Milby - President, Bill Logan - Vice President, James Fudge – Director

Absent: Patty Ryan – Secretary, Josh Orton – Treasurer, Geri McCormick – Director

Committee Member Attendees: Liz Chaney and Sara Phillips – Swim Team Coordinators

Other Attendees: Tony Oswald, NOVA Tennis Coordinator

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

The meeting was called to order at 7:00 pm. Despite a lack of quorum the decision was made to continue with the meeting and establish a quorum after the fact which occurred at the clubhouse on April 14th with Patty Ryan in attendance.

II. **Public Comment:** none

III. **Consent Calendar:**

Minutes of the February 13th meeting were unanimously approved.

IV. **Financial Report:** See report below

V. **Committee Reports:** See reports below

1. Pool – Patty Ryan, Chair
2. Landscape – Bill Logan, Chair
3. ACC – Steve Milby, member
4. Social – no Chair
5. Clubhouse – Steve Ryan, Chair
6. Tennis – no Chair
7. Welcome – Patty Ryan, Chair
8. Playground – James Fudge, Chair
9. Communications – Dawn Parker, Chair
10. Swim Team – Liz Chaney, Coordinator

VI. **Old Business:**

NOVA Tennis Proposal – The Board approved moving forward with allowing local tennis coach Tony Oswald to use our courts to offer group and individual

lessons to residents of West Hampton and other nearby neighborhoods. All participants will pay Tony directly for their lessons. Tony will reimburse the WHHOA for costs associated with using the courts (maintenance, utilities, liability insurance). We will soon be announcing an introductory session with the Coach to be held on Sunday, April 28th at the courts.

VII. **New Business:**

A. Annual Assessment Payment Reminder Communication – due to the large number of homeowners who were late paying the first half of their 2024 annual assessment, the Board sent a broadcast email to all owners reminding them of the due dates and payment options for the upcoming second half payment.

B. Liability Insurance Policy Upgrade – to insure that the HOA is properly covered against potential liability claims from non-West Hampton residents participating in our Swim and Tennis programs, the Board authorized adding additional coverage to our existing insurance policy.

VIII. Meeting adjourned at 10:20 pm

IX. The next Board Meeting will be Wednesday, June 5, 2024 at 7:00 pm

X. Meeting minutes written by Steve Milby.

Pool Committee Report

- There were some cracks in the new decking. EnviroDek came out immediately and repaired the cracks. Repainting of the pool deck was completed.
- The chairs, tables and loungers were moved into the interior of the pool area. Thanks to Steve Milby, Leslie Grady, Sue Logan, Gary Schweitzer, and Steve Ryan for helping. However, to repaint the deck, all the furniture was moved back outside of the area.
- Psycho Plumbing tested the back flow preventer valves (4). All valves passed. Steve Ryan sent the certificates to the board president.
- New pool rules were created. Signs will be posted next week.
- Nautix will use our pool for lifeguard training during the weekend of May 4 – 5. Therefore, the opening of the pool for the neighborhood will be Monday, May 6th.
- May 6th will also be the first practice for the WH Sharks beginning at 4:30 pm

Landscape Committee Report

The Board approved the committee's recommendation to test the sprinkler system controller circuits on an annual basis rather than 'as needed' to reduce the potential for expensive repairs.

The bare spots in the grass on West Hampton Drive next to the clubhouse will be covered with pine straw and replanted with small bushes by the end of April.

Clubhouse Committee Report

1. There were three clubhouse rentals in February, two in March and four scheduled in April with four more currently scheduled for May. As we move closer to High School graduation, we will likely have several more last-minute reservations in May.
2. A&S plumbing was contracted to scope and or snake out the sewer lines from the clubhouse towards Due West Rd. He viewed approximately 150 ft out from the clubhouse and saw nothing indicating a need to perform snaking. The lines were clear. He also cleaned out the drain line at the pool gate area and dug out around the line exit on the tennis court side of the playground. I purchased some small decorative rock and filled the area excavated for the drain line. I also purchased more rock for the area inside the Clubhouse A/C enclosure to prevent erosion from the sump pump discharge in the clubhouse.
3. A&S plumbing installed a new hose bib near the shower for the pool to allow us to be able to attach a water timer for making up to the pool and keep the mechanical timer itself out of the pool with the higher chlorine levels. Additionally, a corroded hose bib inside the pool pump house was no longer functioning and was replaced.
4. I will be contacting BK Renovations, the person who built the enclosures for the trash cans and A/C units, to repair the boards that were incorrectly installed and have come loose.
5. The timer for the upper tennis court lights has been identified as being broken in that the timer is no longer keeping the correct time and the permissive circuit is not working properly. I will be contacting Powers Electric to replace the timer.

Welcome Committee Report

No homes were sold since February 2024

No homes listed since February 2024

Playground Committee Report

The Committee feels that the recent extensive repairs to the playground structures were so successful that we should be able to hold off doing a full replacement until further notice. Cost to the HOA was \$4,500 versus full replacement estimate of \$60,000.

Swim Team Report

The swim team leadership delivered a very exciting and positive update on the status of the Sharks. There are 75 participants signed up so far with the expectation that the final number will be in the 105-120 range. Practice begins May 6th. Full details are available on our community website at www.mywesthampton.com.