

**WHHOA Board Meeting Minutes**

August 14, 2024, 7:00 PM

In Person at Clubhouse **WHHOA Board Meeting Minutes**

**Board Member Attendees**: Steve Milby - President, Bill Logan - Vice President, Josh Orton – Treasurer, Patty Ryan – Secretary, Geri McCormick - Director

**Absent:** James Fudge - Director

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

**Other Attendees**: None

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

 The meeting was called to order at 7:00 pm.

II. **Public Comment**: Liz Chaney and Sarah Phillips presented the board with dinner from Chick-fil-A in appreciation for assistance provided during the 2024 swim team season. THANK YOU!

III. **Consent Calendar**:

 Minute report of the May 29th meeting was unanimously approved.

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

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

 1. Pool – Patty Ryan, Chair, report below

 2. Landscape – Bill Logan, Chair, report below

 3. ACC – Steve Milby, member, report below

4. Social – no Chair. *Breakfast with Santa will be held on Saturday, December 7, 9:00 – 11:00 am. Santa Dennis Bellamy has been confirmed. Thanks to Aimee Wilson for contacting him.*

 5. Clubhouse – Steve Ryan, Chair, report below

 6. Tennis – Tony Oswalt . Report below.

 7. Welcome – Patty Ryan, Chair, report below

 8. Playground – James Fudge, Chair. *No report at this time*

 9. Communications – Dawn Parker, Chair. *No report at this time*

 10. Swim Team – Liz Chaney, Coordinator

VI. **Old Business**:

1. Fee waiver requests
	1. *The board voted to discontinue offering fee waivers for late payments of assessments*. *Exceptions may be made for extreme circumstances, at the discretion of the board.*
2. Annual assessment due dates
	1. *There has been some confusion with the way Heritage posts assessment dates. To clarify: to pay in full or to pay one-half: February 1 – March 1; To pay the second half: April 1 – May 1.*

VII. **New Business**:

1. Reserve Study
	1. West Hampton’s reserve funds are in good shape. We have a 30-year plan to maintain common areas.
2. Progress of new law firm, Winter Capriola Zenner.
	1. WCZ has received case files from Rome & Associates
	2. Letters addressing concerns have been mailed to affected homeowners
3. Pool Key Cards
	1. Heritage announced that in 2025, there will be an increase in the cost of mailings. This will result in an increase in the cost of key cards for association members.
4. Upcoming board elections
	1. October 1: Notices will be mailed to association members, asking for volunteers to seek board positions
	2. November 1: Notices will be mailed notifying association members of candidates
	3. December 1: Voting packets will be mailed to association members.

VIII. Meeting adjourned at 10:15 pm

IX. The next Board Meeting will be **Wednesday, October 9, 2024**

X. Meeting minutes written by Patricia Ryan.

**Financial Report**

1. The board members present voted unanimously to purchase two 12-month CD’s - one for $100,000 and another for $50,000.
2. To keep up with inflation, the board may consider a covenant change allowing assessment increases to be 6% - 7%.

**Pool Committee Report**

Pool Committee Report: August 14, 2024

Committee Members: Patty Ryan, Brittani Lee Kelley, Gary Schweitzer, Steve Ryan

1. Pool closing: Monday, September 30, end of day unless weather and temperature conditions dictate closing the pool sooner. There will be no lifeguard service after Labor Day.
2. Heritage reported that there are no pool keys available to give to association members. A clerical error resulted in this information not being passed on to the department in charge of ordering them in a timely manner. The board directed Heritage to order 50 key cards from Cana for $600.
3. Gary Sweitzer has been in contact with EnviroDek and will be coordinating with Steve Ryan to have the identified problem areas with the deck addressed under the warranty period after the pool is closed for the year.
4. Steve Ryan will contact Nautix to postpone covering the pool until after the repairs are complete.
5. 2024 swimming pool season appears to have been successful. No major complaints were received by the pool committee.
6. The fence posts around the pool fencing need paint/repair over the winer season. Steve Ryan will have Dependable Painting give us an estimate when they come out to estimate the clubhouse bathrooms.
7. A new grill is needed for the patio. The current grills are old and are not adequate for the volume of use. In 2023, the board approved the purchase of a grill, but it was not purchased. The purchase of a new grill was approved at this meeting.

Swim Team Report

1. The Sharks swim team co-chairs reported that the program for 4-year-olds was popular, and the entire Shark season was a success.
	1. The co-chairs of the swim team requested that they be permitted to purchase a chest freezer. This would be placed in the downstairs kitchen area of the clubhouse, allowing the team to store items needed for concessions. This year, the leaders had to take items to their homes for freezer storage. The board approved.
	2. The team coordinators asked the board to research the viability of changing our pool to salt water. Benefits cited included ease of keeping the water clean.

**Clubhouse Report, Steve Ryan**

1. There were five clubhouse rentals in May, one in June, four in July and one in August. We have set aside Saturday December 7 for Breakfast with Santa this year.
2. BK Renovations has repaired the enclosures for the trash cans and A/C units where several of the boards had come off. This work was completed in June. Work was covered under warranty so no additional cost.
3. The timer for the upper tennis court lights has been replaced and the lights are working properly. Powers Electrical Solutions is on the approved vendor list and will direct bill the association.
4. I have contacted Jesse at Dependable Painting to get an estimate for painting the men’s and ladies’ restroom downstairs. This will include repair work for the paint damage to the doors and stall dividers. I have told him this is not urgent as we will not be doing the work until after the pool season ends. I have selected Dependable because they are already on the approved vendor list from painting the clubhouse and outbuildings. Dependable Painting216 E Memorial Dr., Dallas, GA 30132
5. I am requesting board approval to replace all the A/C floor vent register covers in the clubhouse. To my knowledge they have never been replaced and they are damaged and corroded in many instances. To my recollection we have not spent any money for Clubhouse upkeep in 2024 to date.
6. The Ring security system may not be transferred to another person. When the person operating the system steps down, the account must be closed and a new one opened. The account must be a person and not an organization (such as WH board).
7. Attached is my letter of resignation from the Clubhouse Committee effective January 24, 2025. I will work with the board to find a replacement over the next six months.

**Landscape, Bill Logan**

Plants and flowers are becoming more expensive. For several years, Bill Logan has purchased plants at the end of each season to save on cost. He then planted these around the common areas. By not hiring someone to do the planting, it has been a tremendous cost saving to West Hampton. After 2024, Bill will no longer plant, so if someone does not come forward to take on this task, we will need add this service to our budget.

Tennis

1. The lower two courts are in disrepair. Tony received a bid from Signature Tennis Courts. Repair of two courts will cost $17,000.
2. Tennis court light posts need repainting. The estimated cost is $3,680 from All-Star Electric. No decision was made by the board about this expenditure.

**ACC, Steve Milby**

Association members will receive a copy of the revised abatement law signed by Gov. Kemp on July 1, 2024.

No new fines have been levied since the May board meeting.