 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **September 19th, 2024**

**Call to order**: 6:10 by President, Sam Iandiorio

**Previous Minutes Approval**: August 22nd, 2024 minutes approved.

**Board Attendees**: President - Sam Iandiorio; Treasurer – Jessica Kline, VP/Director Landscaping – Allyson Breger, Secretary – Janet Chory, Jim LeClare, Bob Hellerman, Co-ARC and Lorna Kirkham.

**Resident Attendees**: Patt Crum, Landy, Dale Raterman, Bob Parker, Phil Morin

**Treasurer Report**:

Treasurer’s WOHA report balances as of 9/19/2024 are as follows – Builders Bond ($22,236.00); Checking ($2,536.20); Reserves ($61,880.87); Pump Fund ($16,670.29); and Road Replacement ($76,523.62) for a total of **$179,846.98.**

Treasurer noted that the ‘Reserve Study’ (30-year projection) draft has been completed and she would like a second independent review. Patty Crum volunteered to review the study given her expertise in HOA management. The goal is to have it finalized by the end of the CY.

**Secretary Report**:

Secretary highlighted that the WOHA website has been having issues & the host site may need to be upgraded for additional storage. The Board approved the upgrade up to an additional $500/yr (currently monthly rate is under $20/month). The Board also discussed that it’s outdated & would greatly benefit from ‘modernization’. The Secretary agreed to research options for design upgrades from the host site as well as RealTek Consulting. A resident also noted a family member that is skilled as website design which could be a potential option. The Treasurer also noted that we need to look at options other than Google drive to store all the Board emails.

The Secretary highlighted that an email would be going out early October on the ‘You’ve been Boo’d’ Halloween activity (which is voluntary).

**Landscaping Report**:

The Board discussed the two communications received regarding the ‘no dumping’ signs & corresponding email as well as concerns with the appropriate placement of leaves. After much discussion, it was agreed to have the Director Landscaping check with Monroe Landscaping if her company can take on periodic leaf gathering & if so, what price. The Board agreed that there are a lot of leaves in the common areas & one option is to also have a fall community ‘clean-up’ day. The Board also agreed that the ‘no dumping’ in common areas should be followed & residents need to place their yard debris within 5 ft of their curb area the day prior to special pick-up. The Secretary agreed to issue a follow-up note regarding the issue given additional debris was left after the ‘no dumping’ area was completely clean.

The Director Landscaping also agreed to buy shrubbery for the perimeter of the Big Magnolia Ct ‘no dumping’ area. The Board approved a budget within $200 for shrubbery.

**ARC Report:**

**Approvals -**

* + Lot 58 (309 Spanish Oaks) – verified no need for ARC/permit approval for ‘tenting’
	+ Lot 60 (312 Spanish Oaks) – new construction site visit (Sep 20th). Secretary placed signs & issue email to community.
	+ Lot 30 (140 Whispering Oaks Circle) – property listing is imminent
	+ Lot 20/21 (115 Whispering Oaks Circle) – 5 ARC requests approved (fencing for pool area, 5 windows, roofing, painting new color on existing stucco exterior, and knee wall which city approved).

**Operations Report:**

Madrid Gate continues to have problems & key pad was repaired, but issues remain. Current contractor is short staffed so hasn’t be able to respond. New contractors are being looked at to insure timely response. Director of Operations is looking at 2 different companies (Sunbelt & ACS).

The water pump was repaired & annual contract was renewed.

No response yet from IQ Fiber regarding the road markings.

**Old Business**:

The board discussed a follow-up complaint on the dog grooming business which had been given a hardship ‘waiver’ to operate through the end of the CY. The Board has agreed to honor their prior approval.

The City Commissioners agreed to a reduced tax rate for the new water assessment fee given our community has our own pumps.

**Front Gate Revitalization Project** –

A down payment for the new front gate sign was made and the order is in process. Once an estimated installation date is provided, an email will be sent to WOHA to inform of the new sign.

The Board further discussed the wireless security entry for the gates. The Director of Operations will obtain additional info & quotes for a system. via their app. He is obtaining additional information on this option as it would be a significant change.

**Next Meeting**: Next meeting is Thursday, October 24th @ 6 pm. Marsh Creek Country Club. The November meeting is scheduled on December 5th.

**Meeting Adjourned at 7:45 p.m.**