 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **November 9th, 2023**

**Call to order**: 6:38 by President, Bob Parker

**Previous Minutes Approval**: October 19h, 2023, Board meeting minutes approved.

**Board Attendees**: President - Bob Parker; Treasurer – Jessica Kline, VP/Director, Operations and Co-Chair ARC – Sam Iandiorio, Director/Landscaping – Allyson Breger, Director/ARC – Mike Sharman, and Secretary – Janet Chory (call-in).

**Resident Attendees**: Mary Ellen Zydell, Dale Raterman, Henry Parks, Bob Hellerman

**Treasurer Report**:

President distributed the Treasurer’s report in her absence. Treasurer’s WOHA report balances as of 11/9/2023 are as follows – Builders Bond ($1,986.00); Checking ($2,736.74); Reserves ($67,062.63); Pump Fund ($15,708.97); and Road Replacement ($69,402.54) for a total of $145,896.88.

**Secretary Report:** Noted that the new sign that was purchased by Signs by Darrell was scheduled to be ready for pick-up next week. Also, discussed the need to issue an email regarding interest in the open director positions for 2024. She noted that that e-mail would go out mid-November as the annual ‘mailer’ with the annual dues, board election ballot, 2024 budget, and covenant changes vote would be mailed out early-mid December.

A resident in attendance also noted that the few proposed covenant changes should be relooked to determine if they should go out for re-vote in the annual mailer. The Secretary noted that she will gather that information and send out in advance of the December meeting.

**Landscaping Report**:

Director of Landscaping noted the gate extension was still in process and anticipated another month before it would be ready. She also discussed at length the ‘front gate committee’ suggestion to eliminate the concrete keypad area at the entrance. After much discussion, the board agreed to delay any vote on the suggestion until after the annual meeting in which the Board discussed potentially an ‘after session’ for residents who wanted to attend to discuss the suggestion and history behind the problems with the center concrete area and trucks hitting it. The Director of Landscaping who is the Chair of the ‘front gate committee’ stated she would re-convene the group to discuss other enhancement to the front gate area as well as research new technology that could be used in lieu of the remote controls currently used.

**ARC Report**:

Co-chair/ARC discussed his handout that included the current ARC forms, relevant city permitting info and covenants. He noted the need to have the ARC request revised to provide more clarification and that Jim LeClare would be leading an effort to revise the form and covenants as needed. He initially discussed whether or not the ARC committee should have established bond amounts for various lot modifications (e.g fence, pool…).

Lot 56 ARC Request – Chair/ARC noted he had received the paperwork needed to release the seculrity deposit to the homeowner. He will forward that information to the Treasurer, so she can release the refund to the homeowner.

Lot 38 New Home Construction - No new updated on this lot.

**Operations Report:**

Director Operations noted he received 2 quotes for electrical work to dig an electrical connection to one of the front gate camera’s. One quote came in at $7K and the other at $3.5K. It was decided to hold any proceeding at this time.

**New Business:**

President noted that new holiday decorations were needed as the old ones have been ruined after years of use and damage by the rats in the storage shed. The Board approved the purchase of new holiday decorations and lights not to exceed $1,000.00. The President and VP will be purchasing the decorations and leading a group to put them up throughout the neighborhood.

President proposed the creation of a ‘Sargent of Arms’ for the WOHA Board who would serve in insuring the board’s agenda operated efficiently, use of ‘Roberts Rules’ for meetings and items were discussed and closely in a timely manner. The Board approved Allyson Berger to serve in this capacity in addition to her role as Director of Landscaping.

The annual meeting date was established as Saturday, January 27th at the President’s house. The President noted that he’s like to add a new director position to the current board (6 Directors), however the covenants currently only permit multiples of 3 for the board. The Secretary noted that she would draft a covenant change to remove the multiples of 3 and permit additions that would result in ‘odd’ number of Directors. Additionally, the ballot could be updated for 2 current board replacements as will as a new board director (contingent upon the covenant approved via the ballot process).

**Old Business**:

The IQ Fiber project was discussed and Director of Operations noted that digging was underway and he has actively been communicating with the IQ Fiber PM and the few homeowner’s that had sprinkler damage. An email was sent out to the WOHA with the IQ Fiber customer service number in the event any damage needed to be reported. the board approved the signing of the ‘agreement’ for the installation of the fiber optic lines in the community.

**Next Meeting**: Next meeting is thursday, December 14th @ 6:00 at Marsh Creek Country Club. The board meetings for the new year are scheduled for January 11th and February 8th at Marsh Creek.

**Meeting Adjourned at 8:53 p.m.**

**Notes taken by Janet Chory, Secretary**