 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **December 14th, 2024**

**Call to order**: 6:03 by President, Bob Parker

**Previous Minutes Approval**: December 9th, 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, and Secretary – Janet Chory. Mike Sharman – not in attendance.

**Resident Attendees**: Mary Ellen Zydell (call-in), Dale Raterman

**Treasurer Report**:

The Treasurer noted that the 3-month money market rate of 3.5% was extended (from Dec 5th to March 5th). Treasurer’s WOHA report balances as of 1/14/2024 are as follows – Builders Bond ($1,986.00); Checking ($5,562.97); Reserves ($58,248.74); Pump Fund ($15,753.45); and Road Replacement ($69,599.05) for a total of $151,150.21.

**Secretary Report:** Secretary noted that only 26 votes were received via email for the proposed covenant change to enable single additions to the board (vice multiples of three). The board agreed that another reminder to those residents that haven’t voted should be emailed out in order to receive enough votes to qualify for a quorum (32 residents).

Secretary noted that she moved the old sign post with the speed limit sign will need to be removed and installed near the Madrid Street entrance. The Board agreed not to re-attach the speed limit sign to the new WOHA sign and that it would be better placed on the Madrid gate. The speed limit sign is very rusty, but if it can be removed, the President/VP will install the speed limit sign on the Madrid entry gate.

She noted that all the 2024 annual ‘mailer’ will be mailed out prior to Christmas and the ballot will be updated to vote for 3 board members if the proposed covenant is approved.

**Landscaping Report**:

Director of Landscaping noted that the new gate extension for the Madrid entrance will be installed by Christmas. She also reviewed the proposed new design/configuration for the A1A Beach Blvd entrance as recommended by the design committee. The board concurs that design should be pursued, and more information obtained in regard to pricing and schedule.

**ARC Report**:

No updates on ARC requests.

**Operations Report:**

Director Operations noted the IQ Fiber ‘infrastructure’ project is completed and that several residents are changing to have IQ Fiber internet services. He also noted that Cooper Electric completed several electric projects given they were the lowest quote received. They installed several GFCI outlets, the community lamp post lights were updated for dusk to dawn (5:30 p.m. and 7 a.m.), and the front gate camera was installed and operational.

**New Business:**

The President’s annual letter for the 2024 mailer has been drafted, but 2 additional accomplishments will be added to the letter prior to the mailing.

**Old Business**:

The Dog grooming business was discussed as the ‘exception waiver’ expired in mid-November. The board agreed to extend the waiver an additional 90 days with the same conditions – only Monday through Friday from 9 a.m. to 2 p.m. The extension would be through Mid-March 2024.

**Next Meeting**: Next meeting is Thursday, January 11th @ 6:00 at Marsh Creek Country Club. The board decided to host the Annual meeting at a resident’s home (212 Big Magnolia Ct) as previously scheduled (Saturday, January 27that 10 a.m.) in order to obtain maximum attendance. The Treasurer agreed to buy donuts and coffee for the attending residents. The February board meeting is scheduled for Thursday, February 8th at 6 pm, Marsh Creek Country Club.

**Meeting Adjourned at 8:02 p.m.**

**Notes taken by Janet Chory, Secretary**