 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **July 11th, 2024**

**Call to order**: 6:03 by President, Sam Iandiorio

**Previous Minutes Approval**: May 23rd, 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**: Mary Ellen Zydell, Lana Bandy, Henry Parks, Diane & Guenter Henning

Post view of Cook-out: Treasurer provided a summary of final expenses of $421 (with a budget of $400). The attendance was between 80 – 100. President noted that next year’s cook-out would be a new location in the neighborhood.

**Treasurer Report**:

Treasurer’s WOHA report balances as of 7/11/2024 are as follows – Builders Bond ($21,986.00); Checking ($4,224.38); Reserves ($64,451.94); Pump Fund ($16,573.43); and Road Replacement ($76,078.99) for a total of **$183,314.74.**

Treasurer noted that the federal government passed the Corporate Transparency Act which requires an annual filing via e-file (Financial Crime Enforcement Network). She is validating that HOA’s are required to file and specific info to be included (e.g. directors of WOHA). This e-filing is required by the end of the calendar year.

Treasurer noted that she will contact WaterWorks (sprinker maintenance) to renew annual contract.

**Secretary Report**:

Secretary provided a graphic that can be sent via email to WOHA noting a reminder to dog owners to ‘scoop’ after their pets. There have been several reports incidents of dog remains in various locations in the neighborhood.

**Landscaping Report**:

Director Landscaping noted that all the sprinklers at the front entrance have been adjusted to insure the new planting thrive (Waterwork’s invoice was $525 including $90/quarterly maintenance fee).

Discussed the problem with dog owners not scooping after their pets. Board discussed the option of erecting posts with doggie bags and after mixed positions agreed to defer a vote and opted to send a reminder to the community in the interim.

**ARC Report:**

**Approvals -**

* Lot 60 (312 Spanish Oaks) – flag pole request. Co-chair ARC noted that FLA status permit a max 20 ft flag pole which HOA’s don’t have authority to overrule. Request approved.
* Lot 30 (140 Whispering Oaks) – new shingles/roof request. Approved.

Board discussed the latest draft Security Deposit Guidelines. Approved the new guidelines which will be elected to WOHA & posted on website.

**Operations Report:**

Two quotes were received for new gate maintenance contractors (IAS Proposal had 3 levels of service available and the other was 1 level only at $3K/year). Board agreed on the IAS contract, however wanted clarification on hourly rates if we opted for the lowest level maintenance agreement). Additional information will be requested and brought to the next board meeting for vote.

Director noted that he is still waiting on a response from IQ Fiber on the spray paint markings removal. The President found a contractor that sells black asphalt ‘paint’ by the gallon($70/gallon) which the board voted to approved to try and see how well it covers the mar kings.

Director noted to lamp post lights need repair. Treasurer noted that the extra lights were stored in the WOHA shed for use.

Director noted the outside faucet damage from the power washing project will need a plumber to repair.

Discussed the front entrance bollard that was hit and required removal. Board agreed to have him fill it temporally as the front office revitalization project may impact the final entrance configuration.

**New Business:**

Primary retention pond requires maintenance (last servicing was Dec 2022), so Director Operations will call to set up a service appt.

Board discussed the new City tax assessment that will be levied for flood water maintenance. The city is hosting a meeting on August 5th to discuss which is open to all residents. Board noted that residents should attend the Aug 5th meeting and reach out to the city commissioners with their concerns and feedback.

**Old Business**:

Board discussed the Lot 44 Dog grooming business (248 Whispering Oaks Court) that has a hardship[ waiver/approval through the end of the calendar year. The resident noted she is appreciative of the waivers which enables her to handle her father’s estate and will have other arrangements in place prior to the end of the calendar year.

**Front Gate Revitalization Project** –

Board member discussed the 4 sign replacement options/quotes to include new signs or refacing the current sign. The Board voted and approved the option to reface the current sign for the quote of $2.9K. Clarifications will be obtained on the material of the new letter.

Director Operations noted that the entrance keypad is low voltage which provide more flexibility on the location of the key pad (an electrician isn’t required).

Board agreed to re-evaluate the landscaping once the new sign and other changes are made. The new landscaping already done was completely significantly under budget, so the remaining monies are available for use if determined to be necessary.

**Next Meeting**: Next meeting is TBD.

**Meeting Adjourned at 8:04 pm.**