 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **May 23rd, 2024**

**Call to order**: 6:00 by President, Sam Iandiorio (call-in). VP – Allyson Breger led meeting in the Director’s absence.

**Previous Minutes Approval**: April 25th, 2024 minutes approved.

**Board Attendees**: President - Sam Iandiorio (call-in); Treasurer – Jessica Kline, VP/Director Landscaping – Allyson Breger, Secretary – Janet Chory, Jim LeClare, and Bob Hellerman.

**Resident Attendees**: Mary Ellen Zydell, Lana Bandy, Patti Crum, Henry Parks, Walter Peeler, Andrea Peeler, Norine Binder, Nick Binder

**Treasurer Report**:

Treasurer’s WOHA report balances as of 5/23/2024 are as follows – Builders Bond ($ ); Checking ($ ); Reserves ($ ); Pump Fund ($ ); and Road Replacement ($ ) for a total of $ .

Treasurer noted that she is working on a reserve study to document the physical maintenance requirements for the HOA (eg. Gates, lights, roads, signage…). This will provide a framework on critical maintenance requirements for the future.

**Secretary Report**:

Secretaray noted that the Annual cook-out email notifications and sign-up/RSVPs have been issued. A banner is being made and will be put up early June in the corner palm tree area of Sam Iandiorio’s home.

**Landscaping Report**:

Director highlighted the past weekend’s ‘community clean-up’ was a success. The primary focus was planting in the front gate area as well as the general entrance. Additionally, she noted the entire HOA will be mulched on Saturday, May 25th.

She noted ongoing issues with resident’s blowing leafs into the roadway wherease they should be bagging & deposing their own lot’s leafs. She intends to include a reminder in the upcoming ‘Whispering Stories’ edition to remind homeowners to dispose of their private yard debris/leaves.

**ARC Report:**

**Approvals -**

* Lot 38 (224 Big Magnolia Ct) – tree removal, lot being cleared
* Lot 56 (301 Spanish Oaks) - $2K security deposit refunded on 5/10/24. Approved virtually by board on 5/9/24.
* Lot 20/21 (115 Whispering Oaks Circle) – work ongoing
* Lot 57 (305 Spanish Oaks Ct) – ARC request approved to change from concrete to pavers driveway.

Board approved refund of $231 to Generation Homes (includes reduction for drill bit).

Board discussed several changes& deletions to the draft Security Deposit Guidelines. Changes will be updated for final review and approval next board meeting.

ARC Co-chair noted he reminded two homeowners that garbage cans should be moved back to home within 24 hours of trash pick-up.

**Operations Report:**

A quote was obtained for the power washing of the entrance gates for $350 as well as $425 quote which also included power washing the island aprons, and mail boxes. The Board approved the $425 quote to be done by resident Allan Stanczak. He will also test power washing off the utility street markings.

Director noted he will install the speed limit at the Madrid Street front gate.

**New Business:**

Director of Landscaping noted that she obtained a quote from Monroe Landscaping to mulch the common areas of the WOHA in the amount of $5,800 (50 yards of chocolate mulch). The Board approved the $5,800 to mulch the community.

Jim LeClare noted that workers have been grilling and leaving trash in the back of the Quality Inn grassy reserve area that is adjacent to the east side of the community. He noted the fire risks and potential rodents with the trash and suggested the Board notify the Quality Inn management. The secretary agreed to draft an email/letter from the President. She will provide draft letter for the President’s review/signature.

The President noted that he would like the names of each of the Board members to be noted in the signature/closing portion of WOHA emails. The secretary noted that she will make that change and also include each of their emails in the ‘cc’ line when mailing notices .

to the WOHA>

**Old Business**:

Board discussed the hardship waiver for the Lot 44 Dog grooming business (248 Whispering Oaks Court) that expires in March 2024. The President suggested an approval through the remainder of the 2024 calendar year. The Board approved the waiver through December 31st, 2024.

Jim LeClare suggested that the Board document the prior ‘waivers’ given by the board for record keeping purposes. The issue was discussed at length and members noted that it would be problematic to accurately record all waivers particularly those approved by prior Board leadership.

**Next Meeting**: Next meeting is Thursday, June 27th @ 6:00 pm Marsh Creek Country Club.

**Meeting Adjourned at 7:45 pm.**