 **WOHA Monthly Meeting**

 **April 13th, 2023**

 **Marsh Creek Country Club**

 **Call to order**: 6:10 by President, Bob Parker

**Previous Minutes Approval**: Deferred to May meeting.

**Board Attendees**: President - Bob Parker; Treasurer - Jessica Kline; Director of Landscaping – Allyson Berger; Director – Architectural Review Board – Mike Sharman, and Secretary - Janet Chory.

**Resident Attendees** – Dale Raterman

**Treasurer Report**:

Treasurer presented budget as of 4/13/2023 with Builder’s Bond at $24,030.00; Checking at $78,743.24; Pump fund at $12,448.85; Reserves at $19,702.60 and Road Replacement at $49,773.58 totaling **$184,698.37.** She reviewed all the accounts and noted that a 3.5% interest rate could be obtained for 6 months in the money market account (vice the checking account). The board approved the transfer of funds to the reservice fun (money market) to capitalize on the 3.5% interest rate which can be drawn from as needed for operating expense.

Discussed the $612/yr quote for ‘non-profit community association ‘ insurance to protect from theft, fraud. After discussing the need for this insurance, the Treasurer agreed to obtain additional information on the coverage (e.g if it covers fraud/theft from non-board/woha members, cyber…).

Treasurer noted that there is 1 remaining annual dues pending & the resident noted her intent to submit payment by the end of next week.

**Secretary Report**:

Secretary noted that court document for the 10th supplement to the WOHA Bylaws/Covenants has been drafted and requested a discussion on if a legal review would be necessary prior to filing the document with the county. The board agreed that a legal review wasn’t necessary given the changes were very minor updates to existing bylaws/covenants.

Secretary noted that the March minutes will be forwarded with the April board meeting minutes.

**ARC Report:**

D/ARC intends to discuss the final elevation of the new home with the builder for lot 39 . He is also reviewing ARC requests for the roof and trim painting for Lot 23 which will require a $500 deposit, a request for the fence for the pool on Lot 45. .

**Operations Report:**

Both community gates have been faltering and the President received a quote to repair both entry gates for approximately $2,800 and roughly another $2,000 in labor. The parts replacement will be the 2nd time in the gate history with the main parts requiring replacement about every 10 years (which is due now). The President mentioned that a resident can purchase the parts for $200-$300 less and several residents have volunteered to make the installation.

**Landscaping Report:**

Director Landscaping noted that all the spring planting has been successfully completed with the assistance of Lana Bandy and herself. She also noted that she will be calling a tree trimming service to trim trees (as identified via her walk through).

**Old Business:**

The Board approved the draft of the 1st issue of the “Whispering Stories’ newsletter. Distribution is expected within the week and a second edition in June timeframe.

Additional complaints have been made regarding high speed traffic early in the morning for pet grooming services at Lot 44 resident’s home (who had been granted a 90 day ‘approval’ with selects conditions). Director ARC agreed to discuss concerns with homeowner.

The Annual Cook-out is scheduled for June 8th, with Bob Parker as the committee chair. The committees include – music (Bob Parker), food (Jessica Kline), games/dance (Jamie Cacchio/Tim Norberg), cooking (Doug Gibson), Set-up (Sam Iandiorio), equipment (chairs/tables/lights) – TBD. The board agreed on having an ice cream truck (approx. $200), and the total budget to be approximately $750. Bob Parker noted that a band is available for $250 (Coquina Crossing Crusaders) if the board approves. A cook-out committee meeting is tentatively scheduled for May 11th at Bob Parker’s house.

**Next Meeting**: Thursday, May 18th, 2023 at Marsh Creek Country Club. The June meeting is scheduled for Thursday, June 15th with no meeting scheduled in July and August. The September board meeting is scheduled for Thursday, September14th 2023.

**Meeting Adjourned at 8:28 p.m.**

Respectfully submitted by Janet Chory, Secretary