



Call to order: 6:01

Previous Minutes Approval: Secretary motioned to approve the February 27, 2025, and the January 2025 Annual Organization minutes with caveat to correct on the names of the board attendees at the January at the January 16, 2025 meeting. VP seconded the motion and remaining board approved.

Board Attendees: President/Co-Chair Operations - Sam Iandiorio, Vice President/Director ARC- Patty Crum, Treasurer-Jessica Kline, Secretary - Janet Chory, Co-Chair Operations – Jennifer Wilson, Director of Landscaping – Jim LeClare, Director – Lorna Kirkham

Resident Attendees: Mary Ellen Zydell, Henry Parks

Treasurer Report:

Treasurer's WOHA report balances as of **3/27/25** are as follows - Builders Bond (\$12,986.00); Checking (\$36,541.83); Reserves (\$83,995.00), Pump Fund (\$17,401.22), and Road Replacement (\$42,425.78).

Treasurer noted the 2024 annual Federal taxes were filed in the amount of \$1,500. VP, Patty Crum motioned to approve tax payment and Director, Lorna Kirkham seconded it with the remaining board voted in favor.

Treasurer noted the ARC security deposit was refunded for Lot 49 (210 Madrid Street) as the roof construction is completed. The refund was approved via virtual approval of board members on 3/14/25.

Secretary Report:

The annual '2025 Director Declarations' annual was issued and signed by all board members.

Secretary noted that Spring edition of 'Whispering Stories' was issued on 3/6/25.

Secretary discussed issues with non-resident postings on the WOHA Social Facebook website. Though the board unanimously agreed it wasn't a sanctioned WOHA website, another resident volunteered to assist with the website serving as a system administrator. Secretary noted she would coordinate the addition of another system administrator with the sole system administrator overseeing the website.

Secretary will issue an email reminder of the upcoming Spring landscaping clean-up on Saturday, April 5th @ 8 a.m.

Landscaping Report:

Director highlighted that the 2-year contract renewal for Monroe Contracting was needed which included a \$100/month rate increase. VP, Patty Crum motioned to approve the 2-year contract, Director Landscaping seconded the motion, and the remaining board approved the 2-year contract. Director of Landscaping will obtain a quote from Monroe on the price to weed & feed the Beach Blvd gate entrance.

Director noted he cleaned out the invasive growth on vacant Lot 4, adjusted the morning timer for the community lights, and has been working with public works regarding the paperwork to obtain the city tax credit for water disposal. He is still working to obtain the paperwork detailing certification of our water removal system.

Director noted that he will be repairing the lights in 2 lamp posts and re-setting the afternoon timers.

ARC Report:

- ARC Update –
 - Lot 54 (210 Madrid St) – colored flags replaced placed on lot was done for survey purposes. New home build may start in late 2025.
 - Lot 49 (221 Madrid St) – virtual approval of \$1K refund on 3/14/25 approved request for roof replacement and obtained \$1K security deposit.

Board discussed the 2 revised ARC forms that will be replacing the current form. VP, Patty Crum motioned to approved the new forms, Secretary, Janet Chory seconded the motion and the remaining board approved the 2 new forms (1 for new construction and the other for alterations to current home), The Secretary will issue an email to the community highlighting the new forms and will post them on the WOHA website.

Operations Report

The gate maintenance contract with CPC was discussed for \$1,200 annually (\$300/quarterly fees). Director, Lorna Kirkham motioned to approve the CPC contract and VP, Patty Crum seconded the motion, with the remaining board voting to approve the \$1,200 contract.

The Co-Chair for Operations noted that the repairs for the front gate damage were completed for a fee of \$325. VP, Patty Crum motioned to invoice Resident for damage expenses, Co-Chair Landscaping Jennifer Wilson seconded the motion, and the remaining board members approved the motion to invoice the resident \$325.

Both gates had new sensors installed.

A CPC quote of \$4K was obtained to move the keypad, concrete base for the front entrance. Clarification is needed on the cost to replace the keypad unit with new system.

New Business:

Board discussed the recent tree/landscaping trimming on Ewing Street along Lot 50 which eliminated the privacy/shrubbery for access on the Madrid gate. A quote was obtained from Brock Fence. The Board agreed to explore all potential options and to discuss at next month's meeting.

Director, Lorna Kirkham noted the quote she received from Heritage Signs for new street signs – price of \$1K which was excessive. She will be seeking new quotes.

The Board discussed the written issue that was brought to the board regarding the dog grooming business. It was agreed that any grooming would need to be done at the customer's home, and no grooming of any type can be performed.

Old Business:

The annual WOHA Cook-out was discussed. The date is May 28th with a rain date of May 29th. A kick-off meeting was held Wednesday, March 27th at Marsh Creek. The attendees included Vanisha Patel-Martin, Sam Iandiorio, and Jim LeClare. Several volunteers from last year are unavailable to assist this year, so the board discussed various options to scale down the expenses.

Next Meeting – on April 17th Lorna Kirkham's residence (236 Big Magnolia Ct).

Meeting Adjourned at 7:43 p.m.