

January 6, 2020

WP HOA Meeting Minutes

Location: Clubhouse

Time: 7:00 pm

- I. Call To Order at 6:59 PM
 - A. President-Nora Roehm
 1. Present
 - B. Vice President-Fred Kolzof
 1. Present
 - C. Secretary - Bailey Barretto
 1. Present
 - D. Treasurer- Lynn Yanyo
 1. Present
 - E. Member at Large - Vince Penrose
 1. Present
 - F. Community Manager-Amy Johnson
 1. Present
- II. Open Meeting for Community
 - A. Announcement of Board Officers by Nora
 - B. Marshall Dietz voiced concerns about flooding and clubhouse needing painted on outside.
 - C. Nora gave an update on Covenant votes
 - D. Nora let community members know we are fixing pool pump
 - E. Nora let community members know we are working on getting a land survey of community
 - F. Nora let community members know we are working on a new communication plan
 - G. Nora let community members know we are planning on refreshing clubhouse bathrooms
 - H. Mick Barretto brought up that it would be nice to have a motion sensor on the lights in clubhouse, especially hallway to pool
 - I. Tricia Tiu brought up that meetings during the day with developers from new building sites don't work for most people
- III. Approval of last meeting's minutes

- A. Passed unanimously
- IV. Financial Report
 - A. Liens were discussed. Board gave Amy right to send letters of intent to lien on various houses that are past due
- V. Old Business
 - A. Lawyer
 - 1. Board voted unanimously to hire Roger Knight as new lawyer
 - B. Fence at pond 3
 - 1. Lynn makes motion to replace whole fence and make it split rail with concrete settings
 - a) Board agrees
 - b) Amy will get a quote for this and have contractor look at the bathroom at the same time
 - C. Bathroom
 - 1. Pilot light is out on water heater
 - a) Board getting fixed (Nora offered that her husband would look at it first)
 - D. RV Park
 - 1. Current annual fee is \$200
 - 2. Dave Mandel and Nora working on getting fixed
- VI. New Business
 - A. Poop station near Catherwood- bottom fell out
 - a. Fred will fix
 - B. Fence on E. Laurenbrook
 - a. Fred confirmed it's on homeowner's property. No board action needed.
 - i. Amy will call person and let her know
 - C. Email list
 - a. Bailey will send master list to Angela/Amy
- VII. Committee reports
 - A. Communications- website, newsletter, facebook
 - 1. Bailey is board member on committee
 - a) Newsletter needs to include power washing and mailboxes
 - b) Leaf pickup on January 20th
 - c) Move your trash cans back-TOC rule
 - B. Social
 - 1. Vince is board member on committee
 - C. New Resident
 - 1. Nora is board member on committee
 - D. ARC

1. Nora will be board member on committee
- E. Pool
 1. Fred is board member on committee
- F. Tennis
 1. Lynn board member on committee
 2. Pickleball is still of interest
- VIII. Community Manager at more meetings
 - A. Board looking at contract
- IX. Next Closed HOA meeting
 - A. January 21st, 6:30 PM @ Nora's
- X. Adjournment @ 9:04 PM