

# Official Meeting Minutes WPHOA 02/3/20

Location: Clubhouse

Time: 7:00 pm

- I. Call To Order @ 7:00 PM
  - A. President-Nora Roehm
  - B. Vice President-Fred Kolzof
  - C. Secretary - Bailey Barretto
  - D. Treasurer- Lynn Yanyo
  - E. Member at Large - Vince Penrose
- II. Open Meeting- Announcements/Discussion
  - A. We will be hosting a meeting on February 11th of the Developers of the Piney Plains proposed apartment complex
  - B. Fence on Forest Parkway will be fixed tomorrow February 4th
  - C. Have received one quote on clubhouse bathroom refresh
  - D. RV Lot update
  - E. A resident from Duncan Hill requested to know how to help the community
  - F. A resident from Flemington asked about how to get his email to Sentry
    1. Asked about making the RV lot nicer to look at
  - G. A resident from Kirkfield brought up asking the developers to help with our pond expenses
- III. Approval of last meeting's minutes
  - A. Motions must have names, general discussion remains "as is".
  - B. Board approves unanimously of meeting minutes
- IV. Financial report
  - A. No change at this point
  - B. Intent to lien for over \$600 outstanding was sent out today by Amy
- V. Old Business
  - A. Covenant vote return- 16 more sent on 1/21/20
    1. Amy got three more
    2. Bailey made a motion to spend \$15 for hellosign which is similar to docuSign.
      - a) Lynn seconded
      - b) Passed unanimously
      - c) Bailey will work through the blast
  - B. Bailey send email blast announcing February event
    1. To see if she has issues with it
  - C. RV lot update- Fred & Nora
    1. Still in process

- D. Website update-Bailey
    - 1. Sara pulling over documents from old website
  - E. Form updates (RV, Clubhouse) did someone update these forms?
    - 1. They got updated with Sentry with right price etc...
  - F. Review & update Task Tracker
    - 1. Pickleball Lessons
      - a) Discussion was had about buying an all weather storage unit and paddle/balls
      - b) Will discuss more next month
- VI. New Business
- A. Suggest creating a document of assets & maintenance spend
    - 1. Tabling
  - B. Replace sign on big pond
    - 1. Amy already did
  - C. Big pond concerns- can/should we approach the builder for help/\$?
    - 1. Vince talked to Tom Hoefler and he said that ponds are not the ToC responsibility and the flood plane is maintained by Army Corps of Engineers
  - D. Complaint about noise and car on Park James- what was done?
    - 1. Amy sent a letter
  - E. Finalize fine structure
    - 1. Amy sends first letter
    - 2. Amy sends 2nd letter-we warned you once, next time has a date for compliance.
      - a) If it's not done, Board holds a hearing
    - 3. Discussion was had about writing a compliance newsletter
      - a) Mail & send it out
      - b) Bailey & Nora & Vince will work on it as a sub committee
        - (1) Will meet on
  - F. Car at clubhouse
    - 1. Now gone.
    - 2. Nora will send out blurb on it
  - G. Meeting with apartment developer Tues 2/11/20
    - 1. Good to go
  - H. Pothole in clubhouse parking right when you drive in
    - 1. Fred will fix with pot patch
  - I. Replacing sign on circle
    - 1. Fred fixed on cul de sac
  - J. Clubhouse Water Heater
    - 1. Acts like there is no gas
    - 2. Amy will look into a quote
      - a) Fred asked about instant hot water heater
  - K. Political signs
    - 1. Can only be up 45 days before an election and 7 days after an election
      - a) Sign can only be 24 inches by 24 inches

VII. Committee reports

- A. Communications- website, newsletter, facebook
  - 1. Had 39 new members to Facebook group
    - a) Will be putting up posters for Facebook
- B. Social
  - 1. Next few events are planned
    - a) February Meet & Greet
    - b) Bailey will get with Lynn for door prizes
      - (1) Can get with her next week
    - c) Trivia in April
    - d) Pool Opening Party in May
- C. New Resident
  - 1. Haven't got January names yet
- D. ARC
  - 1. Got one request for a fence. Nora still working on getting onto their email exchange.
  - 2. Nora asked for a copy of the ARC guidelines and process again from Jim.
  - 3. Bailey makes a motion to disband the current ARC committee members and the three board members (Vince, Nora, Bailey) to take over while we are looking to make changes. Lynn seconds it.
    - a) All in favor.
    - b) Nora will handle letting the current committee know.
- E. Pool
  - 1. Pool opening date would be May 16th as of now
- F. Tennis Courts
  - 1. Pickleball

Adjournment at 8:30 PM