

WP HOA Board Agenda

09/21/20

Location: Clubhouse

Time: 6:30 pm

- I. Call To Order @ 6:36 PM
 - A. President-Nora Roehm
 - B. Vice President-Chris Franchi
 - i. Not present
 - C. Secretary - Bailey Barretto
 - D. Treasurer- Lynn Yanyo
 - E. Member at Large - Vince Penrose
 - F. Community Manager - Amy Johnson
- II. Approval of last two meeting's minutes
 - A. Links here:
 - i. August 3, 2020:
 1. https://docs.google.com/document/d/1MRY1MOxV3SbcjW8_059cgKehHYpiGqcuht3YPFB77Hw/edit#heading=h.jsz3onez7few
 - o Nora makes a motion to approve meeting minutes, Lynn seconds. All in favor.
 - ii. August 17, 2020:
 1. <https://docs.google.com/document/d/1roDYY5N1prxtOUBnuCFMC0dgm1LZpBgZG8WMjLwz0kY/edit#heading=h.jsz3onez7few>
 - o Nora makes a motion to approve meeting minutes, Lynn seconds. All in favor.
 - B. Bailey will PDF and post on website
- III. NEW BUSINESS
 - A. Land Parcels Update
 - i. Tell him we will take the two land parcels.
 1. Nora will follow up with him
 - B. Replacing the CAT probes in the pool
 - i. Pool Pros quote is \$745
 1. Lynn moves to have Pool Pros do work for \$745, Vince seconds. All in favor.

- C. Bushes in median
 - i. Will be cut down by 1 foot by Landscape Company
- D. Pool phone
 - i. Amy will look at cost again as it seems unreasonably high
- E. Pool Attendant Next Year
 - i. Tabling discussion till next month
- F. Pool Quotes for next year
 - i. Pool Pros
 - ii. Southeast Aquatic
 - iii. Amy working on a third option
 - iv. Will push the contract decision to next month
- G. Fixing lights at pool
 - i. Tabling till next month
- H. ARC form
 - i. Add a box for company doing work or "self"
 - 1. Bailey will make fillable PDF for this
- I. Halloween Plans
 - i. We recommend as a board if you want to participate in Trick or Treat put something out on your driveway and space the candy far apart.
- J. Clubhouse rental availability
 - i. Will allow again. Must follow state approved guidelines, cleaning fee is applied (\$100), plus a \$75 rental fee.
- K. Parking situation
 - i. Will put in a newsletter that parking isn't actively monitored, if you have an issue please notify the Community Manager.
- L. Mailboxes
 - i. Many are missing numbers and many are looking decrepit
 - ii. Board will drive around and assess the situation
- M. Rules & Regs
 - i. Board to review the list for next meeting from Nora
- N. No Soliciting Sign
 - i. Chris will make these better
- O. Clubhouse Pond Dam
 - i. Landscape company is coordinating with dam company to clear it
- P. Pond Spillway Project Update
 - i. Quote for \$18k
 - ii. Vince makes a motion to pay for this quote out of reserves form this year, Lynn seconds. All in favor.
- Q. Follow Ups from Last Meeting
 - i. Updated ARC guidelines are on website

- ii. Rules and Regs are being verified
- R. Finalize Budget
 - i. \$325 an assessment, 2x a year
 - ii. So \$650 yearly assessment
 - iii. Nora makes a motion to increase the HOA semi-annual dues to be increased by 5 percent for 2021. Lynn seconds. All in favor.
- S. Going to postpone the annual meeting until the Spring
 - i. Board will remain in pandemic positions until there is ability to hold a group annual meeting