

WP HOA Board Meeting Minutes

1/4/2021

Location: Zoom

Time: 6:30 pm

- I. Call To Order @ 6:30 PM
 - A. President-Nora Roehm
 - B. Vice President-Chris Franchi
 - C. Secretary - Bailey Barretto
 - D. Treasurer- Lynn Yanyo
 - E. Member at Large - Vince Penrose
 - i. Not present
 - F. Community Manager - Amy Johnson
- II. Approval of last meeting's minutes
 - A. Link here:
 - i. December 7, 2020
 1. <https://docs.google.com/document/d/1KLyzPrHsBRU8eaV3h5Xvjuc8ktGseK7WmPa0ejP5bl8/edit#>
 2. Nora makes a motion to approve meeting minutes, Lynn seconds. All in favor.
- III. New Business
 - A. Cost of seeding
 - i. Devil's Strip
 1. Nora makes a motion to approve the cost of seeding Devil's Strip area by Southern Garden. Lynn seconds.
 - B. Stormwater Quote
 - i. For dam area
 1. Lynn makes a motion to accept First Line Stormwater's quote. Chris Seconds.
 - C. Confidentiality Statement for Board Members
 - i. Board members are required to sign confidentiality agreement from Amy
 1. Nora draft a version, Amy will review and combine the two
 - D. Landscaping
 - i. Pine straw in January
 1. Have opted to do mulch instead of pine straw this year for cost savings

- E. Bylaws
 - i. We believe current bylaws are original but there is no date stamp.
 - ii. Are we able to update them
 - 1. Not without $\frac{2}{3}$ votes
 - 2. Nora posted them on HOA website as they are
 - F. Annual Meeting
 - i. Organization for March outdoor meeting
 - 1. Announcement and proxies need to go out by March 1st
 - o Mailing includes: budget, proxy forms, financial summary
 - 2. Make sure clubhouse is reserved, meeting begins at 6:30 PM
 - 3. Roll call-Amy will handle
 - G. Chris' Corner in Newsletter
 - i. How to organize
 - 1. All tips right now are for winter checklists, will do a data dump for next newsletter
 - H. Meeting with New Pool Company
 - i. Have not heard back from them yet
- IV. Committee Reports
- A. Pond Committee Report
 - i. Met and reviewed the item tracker and set new goals for the new year
 - B. Social Committee Report
 - i. Holiday Light Competition went well
 - C. New Homeowner Committee
 - i. Nora delivered 3 new resident packages
 - D. Pool Committee
 - i. New pool company seems to be good so far
 - ii. PH probes have been fixed
 - E. ARC Committee
 - i. Will need new people on committee if Vince leaves
 - F. Tennis Committee
 - i. Tennis Block will be coming in the Spring to teach lessons on tennis and pickleball starting in March
- V. Old Business
- A. Insurance Information for Clubhouse
 - i. Lynn has nothing more from agent yet
 - 1. Will review next year
 - B. Clubhouse Inspection
 - i. Chris & Nora will inspect electrical this month
 - C. Pool Parking Lot Hole
 - i. Chris fixed

