

WHOA
BOARD MEETING MINUTES

Date/Time: 4/11/2023 at 5:30 pm

Location: 218 Bobtail Run

Attendees: Teanasha King, President
Michelle Ponsell, Treasurer
Larry Cornwell
Judy Cornwell

Absent: Gabe Lieber, Vice President
Mischa Thompson
Carl Scarisbrick

Board meeting began promptly at 5:30 pm. Teanasha began by providing an update from last board meeting in March 2023.

Restrooms at playgrounds:

1. The Board has decided to do a trial run for the summer having the restrooms unlocked from dusk to dawn beginning 22 Apr 2023. The restrooms will **only** be unlocked on the weekends for the rest of April and the entire month of May. Starting Jun 1st, restrooms will be unlocked no later than 10:00 am each day of the week and locked no later than 8:00 pm.
2. Michelle will be establishing a calendar for all board members to sign up for the opening and closing of the restrooms. Each board member will be responsible for one week at a time.
3. Information will be posted on the website once we have the calendars established as to the responsible board member for each week.
4. **IMPORTANT NOTE! The first time that vandalism occurs at the restrooms, during this trial period, will cause us to go back to closing the restrooms. If this occurs, then they will only be opened when notice is received of an event of 2 hours or longer.**

Cleaning costs for restrooms at playgrounds:

Various comments have been made by homeowners concerning the cost of cleaning the restrooms. The board has determined not to move forward with requesting proposals for an alternate service provider. The current cleaning service has kept their costs the same for the prior three years and does not intend to increase costs at any time in the near future. They are doing an outstanding job in the services that they provide.

Establishment of committees:

The Board has decided there is only a need for one committee; it will be named the "Parks Committee". Members of the committee will be Teanasha King, Gabe Lieber, Jarrett Arrington and Jacqueline Philips.

Semi-Annual meeting for homeowners:

1. The Board has decided to hold semi-annual meetings for homeowners.
2. Michelle will check availability of the Bates Community Center for May 9, 2023, to hold the semi-annual meeting.
3. Details will be published in the newsletter and on the website, once finalized.

Streetlights at Entrances:

1. Teanasha talked to the Mayor of Warner Robins regarding lighting at the entrances at Pine Trace Lane & Woodard Road and Long Leaf Trace & Old Perry Road. It is dark in the mornings when kids are waiting for school buses, there are no sidewalks

- in these areas, and the traffic speeds are sometimes dangerous. Streetlights are scheduled to be put up before school starts in August 2023.
2. The power at the arbor trips the circuit breaker every time it rains. KK – King Electric, LLC will be fixing the lighting issues at the entrance at Highway 127. If cost is minimal, Kenneth will fix at no charge to the WHOA. However, if the wire under the road must be trenched and replaced, the associated costs will need to be covered.

Newsletter:

Mischa provided a draft of the newsletter to all Board members. Input/suggestions were provided to him. Need an update from Mischa.

Landscaping:

1. Unique Landscaping has put out fresh mulch and pine straw around the subdivision. Also, the tree rings have been replaced. They did an outstanding job and everything looks AMAZING!
2. Next month, all retention ponds in the subdivision will be cut.
3. Larry will go around and turn on the sprinkler systems.
4. Gabe will check on pricing for rubber mats to be placed under the swings at the playground area. Deep ruts are developing due to rain and use.

Finance:

1. Michelle will check on obtaining a debit card for the WHOA checking account. There are several bills, such as Secretary of State registration, that could be paid online if we had a debit card.
2. Liens: there are 10 liens outstanding from 2022.
3. Past Due Assessments for 2023: currently, we still have 50 homeowners which have not paid assessments for 2023. One more notice will be sent out requesting payment. Liens will be filed no later than June 2023.

WHOA Website:

Ongoing problem with uploading data to the website for Home Improvements Requests has been occurring. Administrator has corrected the problem to allow up to 5 files to be added per section with a maximum of 20MB. Files now accepted are regular photos, pdf and Word documents, etc.

“Do Not Solicit” Signs:

1. Houston County has an ordinance in place stating that it is illegal to solicit unless approval has been granted by the county. Houston County has not given any approvals since before COVID.
2. Perry has an ordinance prohibiting all solicitations in neighborhoods.
3. If any solicitors are in the neighborhood, then the police need to be called.
4. Based on the above, no signs will be purchased and placed in the subdivision.

Proposed WHOA Picnic:

Planning is underway for a picnic to be held at the park on Woodlands Blvd. for homeowners, possibly in the June timeframe. The Board is looking for possible caterers, activities for kids, expenses involved, etc. More details to be provided.

Meeting minutes:

Minutes from all meetings (board, annual and semi-annual) will be posted to the website from this date forward.