

WHOA
BOARD MEETING MINUTES

Date/Time: 5/8/2023 at 5:30 pm

Location: 218 Bobtail Run

Attendees: Michelle Ponsell, Treasurer
Mischa Thompson
Carl Scarisbrick
Larry Cornwell
Judy Cornwell

Absent: Teanesha King, President
Gabe Lieber, Vice President

Board meeting began promptly at 5:30 pm. Michelle began the meeting by going over updates from last board meeting in April 2023.

OLD BUSINESS:

Restrooms at playgrounds:

The Board began unlocking the restrooms on the weekends from dusk to dawn on 22 Apr 2023. 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. **Update: So far no issues have been reported with having the restrooms unlocked during the weekends.**

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 June 13, 2023, to hold the semi-annual meeting. **Update: date changed to June.**
3. Details will be published in the newsletter and on the website, once finalized.

Streetlights at Entrances:

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. **Update needed: Did King Electric make the needed repairs?**

Newsletter:

Mischa provided a draft of the newsletter to all Board members. Input/suggestions were provided to him. **Update: Mischa will provide final draft to Board members for review.**

Landscaping:

1. Next month, all retention ponds in the subdivision will be cut. **Update: Retention ponds have been cut.**
2. Larry will go around and turn on the sprinkler systems. **Update: Done. Sprinkler head also fixed at playground.**
3. 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. **Need update from Gabe.**

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. **Update: debit card was ordered and received by Michelle.**
2. Liens: there are 10 liens outstanding from 2022.
3. Past Due Assessments for 2023: currently, we still have **40** 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.

NEW BUSINESS:

Landscaping:

1. Dead holly bush at the corner of Grand View Ave and Woodlands Blvd. will be replaced.
2. Proposals were received to prepare ground and put sod at the playground on Woodlands Blvd. Unique Landscaping will be putting sod within the next 30 days.
3. External power outlet at the Woodlands Pavilion was inoperative due to faulty GFI. The GFI and outlet cover was replaced restoring power.
4. A report of wasp nests at the Misty Leaf playground was received. Inspected both playgrounds, sprayed for wasps, and removed all nests. Two cans of wasp spray was also placed in the storage room of each park.
5. Report was received that the street sign at Woodlands Blvd and Hollow Wood Way was on the ground. Sign was reattached to the pole.

Finance:

Monthly Treasurer's report is attached.

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 food truck vendors, activities for kids, expenses involved, etc. More details to be provided.

Meeting adjourned at 6:40 pm.

WHOA
TREASURER'S REPORT
APRIL 1 – MAY 8, 2023

BEGINNING BALANCE		\$305,134.81
INCOME		\$ 8,897.28
Initiation Fees	\$4,500.00	
Assessments for New Owners	2,132.38	
2023 Annual Assessments		
Checks	820.00	
Square payments	1,434.90	
Delinquent 2023 assessment	10.00	
EXPENSES		\$21,812.22
Janitorial Services	\$ 800.00	
Secretary of State-annual registration	40.00	
Electricity	278.41	
Gas, Water, Sewer, Sanitation	408.84	
City of Perry - \$75.33		
City of Warner Robin-\$333.51		
Landscaping		
Pinestraw/Mulch	14,800.00	
Lawn Care	5,400.00	
Miscellaneous (power outlet)	35.97	
Admin Expenses (Webdesign)	49.00	
ENDING BALANCE		\$292,219.87

WHOA
MONEY MARKET ACCOUNT
APRIL 1-MAY 8, 2023

BEGINNING BALANCE	\$77,910.50
Interest Income – April 2023	11.78
ENDING BALANCE	\$77,922.28