

WHOA meeting notes

April 27, 2015

7:00pm

Olmsted Community Center

1. Call to order: meeting called to order at 7:06
2. In attendance:
Board of Trustees: Catherine Davis, Rochelle Umbel, Chris DeHart, Linda New, Shelly Quayle, Tom Lehmann, Nick Alvino, Mary Jo Vadasz
WHOA members: Maureen Gilmore, Bernie Kozak, Jill Mader, Sarah Gibbons, Ken Zai, Marla Daugherty, Melody Seman, Rich Seman, Dennis McCafferty, Laurie McCafferty, Marcia Terstage,
3. Minutes from April 21 2015 submitted via email. Bob moved to approve minutes, seconded, all in favor.
4. Officer Reports:
 - a. President: architect will have drawings later this week
 - b. Treasurer: Statement of Cash Flow submitted by Catherine, Capital Repairs Assessment Fund Balance submitted
 - i. Question: What is WHOA's reserved fund? We are working on building up our reserve fund, but this has not yet been completed and will have to be built in steps
 - ii. Question: Why are there two separate expenditure amounts for tennis courts in the Assessment Fund Balance report? Repaving the parking lot, tennis and basketball courts with asphalt and resurfacing just the tennis court with an appropriate surface material appear as two separate capital repair expenditures from the Assessment Fund.
 - iii. Question: What will be done with the roof over the patio? The building is deemed uninhabitable by the City of Olmsted Falls due to structural damage to the load bearing roof supports. This damage was discovered during the repairs to the roof from the storm/wind damage last November. We are working with our roofing contractor, the City inspector, and an architect to come up with feasible plans to repair the roof over the deck in the most cost efficient manner. We submitted this to State Farm, our property insurer, as part of our storm/wind damage claim and it was denied. We will continue to pursue payment of these repairs from State Farm. The pool cannot be opened until the roof is structurally sound.
 - iv. Question: What fees from foreclosed properties can be repaid? Bank foreclosed properties are only responsible for fees incurred after the property was acquired by the bank
 - v. Question: What is covered by the budgeted phone payments? Telephone landline and voicemail. This is a business, not residential account.
 - vi. Question: How much would it cost to cancel the phone line over the winter and reinstate it in May? Not known, but worth looking in to.

WHOA meeting notes

April 27, 2015

7:00pm

Olmsted Community Center

5. Committee Reports

- a. Maintenance committee (Nick and Tom)
 - i. Clean up and repairs are being done to open pool in a timely manner
 - ii. Subcommittees will be assigned as opening nears
- b. Other committees – TBD
 - i. Swim lessons
 - ii. Pool parties
 - iii. Communications
 - iv. Ballot collections

6. New Business:

- a. Metropolitan contract
 - i. Opening – the revised contract meets specifications stipulated by Board
 - ii. Heater – 2 estimates will be submitted and a decision will be made by the end of the week
 - iii. Repairs - Metropolitan will submit estimates
 - iv. Swim lessons – Linda will contact Matt about lessons and will ask about the option of adding more lessons later in the season
- b. Repairs
 - i. Architect plans - 2 plans – The final plans will be ready by Thursday. These will be submitted to inspector on Friday and then bids will be accepted on the construction to be done
 - ii. Sleeving – this will be done tomorrow to repair the leak in water pipe
 - iii. Interior of pool – Mr. Pool and Metropolitan have both been contacted regarding repairs on the interior of pool. Formal estimates will be submitted once the pool is opened. This work is to be done in Sept 2015
 - iv. Insurance updates – follow up letter has been submitted
- c. Tennis net replacement – Bob will contact a company to replace the net, money will be refunded from the original order
- d. Spring clean-up – Tom and Nick have started to clean the area but further work depends on the roof. We can't schedule until roof is completed.
- e. Miracle Stone – vote - all in favor of doing the repairs. Catherine will call to arrange cleaning in late May, the exact date depending on the roof repairs.
- f. Pool rules TBD at next meeting
- g. Collection policy TBD at next meeting
- h. Tags request form TBD at next meeting
- i. Vending machine – The vending machine was not working has been removed. The machine will be sold with proceeds added to WHOA operating budget.

WHOA meeting notes

April 27, 2015

7:00pm

Olmsted Community Center

7. General Questions:
 - a. Why is the Senior Discount not in place this year? The senior discount, as it is written in the current Code of Regulations is in violation of the pre-existing Deed. When the Deed amendments have been legally approved by a majority of the WHOA membership, the Senior Discount can be legally implemented.
 - b. When was this year's dues approved? At the March 31 meeting, the proposed 2015 operating budget was approved by a majority of a quorum. The operating budget is pro-rated among the 426 houses included in Westview Homeowners Association.
8. Monthly meetings will be the 4th Monday at 7pm. For the month of May the board will meet on the 3rd Monday at the pool at 7pm in order to not meet on Memorial Day.
9. Meeting adjourned at 9pm