

WHOA Trustee Meeting

July 27, 2015

Meeting Minutes

7pm, WHOA Pool

1. Call to order 7:10
2. In attendance:

WHOA Trustees: Catherine Davis, Brain Jones, Laurie English, Bob Lehmann, John Rice, Linda New, Charlie Zak, Rochelle Umbel, Tom Lehmann, Shelley Quayle, Nick Alvino, Chris DeHart, Gene Malow, Becky Zakel

WHOA members: Karen Protisk, Erin/Mark Enczur, Brian Heine, Diana Andrews, Jean Lemay, Ethel M Beerer, Barb Wilson, Laraine McCafferty, Elizabeth Watters, Gary Wilson, Rich Seman, Dennis McCafferty, Laurie McCafferty, Marcia Terstage, Melody Seman, James Carney, Michelle Gaal, Ivan Markovitz,, Matt Uber, Catherine Fawcett, Jacqueline Gilmore, Ken Ellis, Barbara Hill, Sharon Wiesler, Sean McCafferty
3. Charlie moved to approve minutes from the previous meeting. Brian seconded. All in favor.
4. President's report – no report presented
5. Vice President's report – no report presented
6. Treasurer's report – Catherine submitted a Profit & Loss Budget vs. Actual,
 - a. 40 people will receive demand letter from Foth & Foth due to unpaid dues. Initial cost to WHOA will be \$2800 to lawyer to send out final demand notices. This lawyer fee will be paid by delinquent homeowners. Motion to turn these accounts to Foth & Foth made by Catherine. Seconded by Linda. Vote: all in favor
 - b. 6 properties need to be sent to small claims after demand letter from Foth & Foth
 - c. Owed from previous years: \$13,237
 - d. Owed from this year: \$17,620
 - e. Total receivables: \$33,000
7. New Business:
 - a. Patio roof and city inspector update (Tom, John, Tony)
 - i. John Rice has met with the Olmsted Falls building inspector regarding the repair of the pool roof. This work will be done after the season when the pool is closed. Estimated cost of \$2000.
 - ii. 10 foot depth mark needs to be marked, latch on baby pool needs to be re-aligned
 - b. Pool heater (Brian) –
 - i. this has been installed
 - c. Swim lessons (Catherine) –
 - i. two week swim lesson session ran last week and the week before.
 - d. Drain covers –
 - i. were installed this month
 - e. Leak around tiles (Tom) –
 - i. still being tested to find where a small leak may be
 - f. Credit from Cleveland Water Department (Tom) –
 - i. pending, Tom will report on this at the next meeting

- g. Collections –
 - i. To be discussed at next meeting
- h. Light sensors in restrooms (Nick & Tony) –
 - i. still being planned for this upcoming month
- i. Resealing of parking lot –
 - i. Nick – Sealcoat will be applied after the season is over for \$2900. This needs to be done every few years. This does not include the tennis court or the basketball court.
- j. Renewal of stone floors in bathroom will be addressed at the end of the season - \$900. This needs to be done every 5-6 years. It has not been done for 9-10 years.
- k. Liner or resurfacing of inner walls of the pool will be addressed in the fall –
 - i. Brian suggests forming a committee to determine the costs/benefits of pool liner vs resurfacing options

8. Additional Concerns

- a. Carl Schmitz – suggests appointing an audit committee to monitor books on a yearly basis – Catherine Fawcett, Matt Uber, Laurie English, Ken Ellis have volunteered to be on this committee
- b. Brian Heine – suggests sending emails to find out who is available to work on repair and improvement projects needed at the pool and recreation area and to add yellow pages to the blog. Sam Aburaad will start a WHOA fb page and invite members to join. Linda will send email and will update blog reflecting these concerns.
- c. Chris – expressed concern regarding the pool inspection – John will look into this
- d. Chris – looking into upgrading existing electrical panel for 2016
- e. John would like to change the meeting date to the 1st or 2nd Monday of the month and meet at the fire station. John will contact the board regarding which Monday is available.
- f. Charlie – concerned about faucets running in the restroom without being shut off.
- g. Becky will look into having driveway into parking lot plowed in the winter by her husband.
- h. Swim team pool party – Brian explained a conflict that occurred at the Swim Team end of the season event. Residents expressed concern that pictures were taken during the party by the WHOA board president and that the president used profanity regarding who was swimming at the pool during the event. Police were contacted by an anonymous caller. The WHOA Board of Trustees Code of Ethics for Community Association Board Members was discussed and appropriate behavior was stressed.
- i. Becky – ladders need to be rotated between deep end to shallow end
- j. Elizabeth – concern about an illegal drug sale from a white van at the pool was noted. The driveway gate may be keeping the police out of the parking lot to deal with this.
- k. New Trustees – Sean McCafferty, Brian Heine, Elizabeth Watters, Diana Andrews. Vote was taken: 13 in favor, Laurie English did not vote.

9. Meeting adjourned – 9:13pm