

WHOA Board of Trustees

Meeting Notes

Olmsted Falls Fire Station - 9274 Columbia Road

August 10, 2015

7pm

1. Call to Order: 7:09
2. In attendance:
Trustees: Bob Lehmann, Diana Andrews, Tom Lehmann, Catherine Davis, Nick Alvino, Gene Malow, Brian Jones, Jim Fiala, Sean McCafferty, Elizabeth Watters, John Rice, Linda New, Tony Imbordino
WHOA Members: Bridget Parsons, Cathy DeHart
3. Previous meeting minutes – John moved to approve the minutes as amended. Catherine seconded. All in favor.
4. Officers' Reports:
 - a. President – not present
 - b. Vice President – Adjustment for water and sewer overpayments due to leakage may be granted up to 50%. Tom will complete process and finish paper work.
 - c. Treasurer – Profit & Loss Budget vs. Actual submitted. Total receivables \$30,000. 33 accounts went to collections last week.
5. Committee Reports:
 - a. Audit Committee (Carl Schmitz, Catherine Fawcett, Matt Uber, Laurie English, Ken Ellis) No one from committee was present. Catherine will schedule a meeting to go over finances and audit options.
 - b. Pool Resurfacing Committee (Brian Heine, Sean McCafferty)
 - i. Sean was given an estimate for pool liner from 2 years ago to keep as a record
 - ii. Linda will forward brief email to Sean and Brian regarding Diamond Bright pool resurfacing
 - iii. Gene relayed information regarding lack of durability of pool liners
 - c. Maintenance Committee (Nick, John, Tom, Tony, Gene) will meet and discuss the repair and restructuring of the pool house and patio to be done after pool is closed.
6. Unfinished Business:
 - a. Code of Regulations (Bob) – We need to complete the voting for the updated Code that was begun in the fall. John suggests presenting the need for this update again to WHOA members. Linda will compose a note to neighbors regarding this amendment vote and share with Board.
 - b. Facebook page - Sam Aburaad, a guard from Hastings, has set up a Westview Homeowners Association facebook page to raise concerns and host informal discussions among neighbors. This is a closed group. All WHOA members can request to join.
 - c. Pool Closing Time and Extended Season options (Bob) – On the WHOA fb page Sam posted a question about extending pool hours to 9pm during August. The 8pm closing time during August has been put in place as a cost cutting measure because the pool is largely unused after 8pm. Catherine expressed concerns about the availability of guards after Labor Day (September 7). Both of these scheduling decisions were made based on pool usage in order to use WHOA resources as efficiently and effectively as possible.
 - d. Pool Roof update (Tom, John) – John completed excavation to confirm that there is a footer on the perimeter of the patio. Options were discussed to revise architect plans to submit to the city for approval. Tom and John will follow up on this and present further information to Board.
 - e. Swim Lessons (Linda) Two short swim sessions were held during July by Metropolitan at WHOA pool. Proceeds to WHOA totaled \$320. A revised, fuller schedule of lessons for the 2016 season was discussed.

- f. End of season work to be done:
 - i. Resealing of parking lot (Nick) – Delayed until next year as noted in 7a.
 - ii. Renewal of stone floors in bathrooms (Catherine) – This will be scheduled after the pool closes.
 - iii. Pool inner surface (committee notes in 4b)
 - iv. Light sensors in restrooms (Nick and Tony) – This will cost up to \$125 per sensor. Currently lights are left on continuously, adding unnecessarily to the electric bill. Catherine moves to approve the purchase of sensor light at the cost of \$300 or less. Seconded by Elizabeth. All in favor.
 - v. Faucets in restrooms (Nick and Tony) Installation of push button faucets will cost \$100 per faucet. Linda moves to approve the installation of push button faucets and apparatus for up to \$600. Sean seconds. All in favor.
 - vi. Nick will work on garden bed with plans to add shrubbery in the spring. Tony will arrange for removal of two pine trees.
 - vii. Nick will paint and re-organize guard room.
 - g. Driveway snowplowing (Becky) - Becky's husband offered to plow for \$300. This cost has not been budgeted or approved.
 - h. Creek/Tree maintenance on Hickory – Tony and Nick will address this.
7. New Business:
- a. Should sealcoat of parking lot be postponed until next summer? Tom will check with Holland to see if the \$1500 discount that is available this summer will still be offered after this season. Tom will also get an estimate from another company for sealcoating.
 - b. Catherine will schedule a meeting to go over finances and audit options with the audit committee.
 - c. Linda will contact Matt regarding guard coverage and how often Rob is at the pool.
 - d. Tony expressed concerns about closing the pool correctly and following up with Metropolitan regarding the day to day running of the pool.
8. Mary Jo submitted her resignation from Board of Trustees via email.
9. Catherine moved to go into executive session to cover issues regarding collections, Trustee roles, and Board Code of Ethics. Sean seconded. All in favor. Executive session began at 9:30 and ended at 10pm.
10. Sean moved to remove the current WHOA President from that role on the Board of Trustees. 10 voted in favor. Catherine abstained. Brian Jones and Jim Fiala did not vote because they left the meeting early.
11. Sean nominated John for president. All in favor. John offered to share his personal contact information with WHOA residents in order to provide an additional line of communication.
440 742 0067 cell
12. Meeting Adjourned at 10:14.