

Whisperwood Home Owners Association Board / Swimming Pool Meeting Minutes

Date: September 19, 2024

Location: Priscilla Elliott's home

Attendees: Epi Aquirre, Rahim Borhani, Pam Sweeten, Karen Campbell, Jack Stoffregen, Karen Moorhead, Robert Guerrero, Santiago Ramirez, Katherine Holbrook, Bryan Foley, Ray and Mary Haiduk, Kenny and Suzanne Venable, Randal Hamilton, Bruse and Leslie Ansley, Anthony & Joelle Capwell, Mary Irving, Rehj Hoeffner, Priscilla Elliott, Paul Combest, Geri Irving

The meeting was called to order by Epi Aquirre at 6:11pm. There was a quorum of board members present.

Epi welcomed everyone that had come to the meeting and reminded everyone it is the boards responsibility to keep everyone informed of what is going on with the pool and the finances.

Discussion ensued about video recording the meeting. Objections were made to both audio and video recording with some members being fine with either. It was decided that it would be audio recorded and Geri agreed to transcribe the meeting and make the transcript available to any member that requested it.

Priscilla Elliott made a motion to nominate Rehj Hoeffner to be Secretary/Treasurer. Paul Combest seconded the motion and Epi asked for a vote. The vote carried 4-0, Rehj didn't vote. Rehj made a motion to nominate Priscilla Elliott to Vice President since the board was lacking a VP and the bylaws stipulated it be one of 3 officers that comprised the Board. Bryan Foley stated he would like to put his name in the hat, as some board members had been in these same positions for years and he would like to see new people in these positions. Discussion ensued about this nomination as a few people were visibly upset about it. Bryan rightly mentioned that the election of officers was not on the agenda and was improperly brought up. Rehj conceded this to be the case and that the vote making her Secretary/Treasurer was also invalid. Priscilla will remain Secretary/Treasurer and Rehj will remain Member at Large.

The subject of elections in January was brought up and how to get a quorum to hold elections for a Board of Directors. Discussions ensued on the subject with questions about mail in ballots and proxies being made available or possibly mailed out with the Dues Notice in January. Also, the possibility of making the forms available on the website was discussed. Geri said there were ways around the quorum requirement but gave no specifics. Rehj disagreed and has attached a Summary of By-Laws and Quorum requirements to these minutes. Santiago mentioned that he found ballots from 20 years ago in the groundskeeper shed. It was decided to have elections to fill the VP slot at the next board meeting.

Santiago went over the pool bids and was asked if they were all comparable. No, they are not. Bryan said he would make a spreadsheet making comparisons easier. Bryan also spoke about pavers for the pool surround rather than what had originally been discussed. Paul Combest asked what the price of just the pool reno was if it could be broken out. Discussion led to a figure of \$60,000 for the pool and \$30-40,000 for the area around the pool.

Karen Morehead commented that the bid was likely the starting point, that it WOULD end up costing more in the end, to just count on it. Many agreed with her.

Installing a double drain was mentioned regarding when we reno the pool to bring us to code. Only 1 bid included a double drain. Discussion moved to ADA compliance and Bryan noted that since we are a private pool, we do not have to comply with ADA but that we might want to look at doing some things to help those that would benefit from a sloped entrance and possibly making 1-bathroom handicapped access. Discussion moved to increasing the depth of the pool since it was going to be dug out anyway. It seemed that the consensus was to leave the depth alone, that it worked well for young children. Epi asked the Pool Committee to make recommendations to the Board on who they would prefer to do the work and then we would vote on it, noting that bids may end up being more since extra work could be involved once the project was started. Paul asked how long the project might take and Santiago reported that he was told 3 to 4 months. Epi mentioned that we would need a project manager.

Discussion turned to the existing pool and issues people had this summer, such as with the handrail and no available swimming lanes. A ramp for ADA entrance into the pool was discussed again.

Discussion about posting bids on the website and any discussion the Board had regarding the pool reno. The pool house and bathroom reno was brought up and whether there was hot water available in either the bathrooms or the kitchen. Many felt we should do the whole project and include the pool house and bathrooms in addition to the pool reno. Finances were discussed and if there was enough money available and when the CDs were going to come due. Bryan said he felt the CDs were likely laddered so that they would come due as we needed them. A discussion was had about the availability of funds, with a few mentioning we should have already discussed finances and if we needed an additional assessment to fund the project. Kenny was able to give approximate amounts of the CDs and said they were coming due in January. Several mentioned that we might not be able to start the project until January in that case. Kenny mentioned the money in the Money Market Account would be available any time.

It was decided we needed to do what was best for the community and that the water fountain needed to be moved outside or in the hallway of the bathrooms. Epi asked the Pool Committee to seek bids for the bathroom remodel.

The meeting was adjourned at 7:22pm by Epi Aquirre.

Epi handed the Treasurer three checks for \$200 each as pool party income.