

WHOA Board and Pool Committee Meeting Minutes Date: September 4, 2024

Time: Called to order at 6:40 PM

Location: WHOA Swimming Pool

Attendees:

Epi Aguire, President

Paul Combest, Member At Large

Rehj Hoeffner, Member At Large

Karen Moorehead

Mike Murphy

Santiago Ramirez

Trinidad Tolar

~~Marni Katz~~ Marnee Bolen

(Amendment Approved at the 10.16.24

Special Board Meeting)

Priscilla Elliott, Secretary/Treasurer

Bryan Foley, Member At Large

Tim Collins

Jack Stoffregen

Pam Sweeten

Katherine Holbrook

Steve Hoeffner

Paula Randolph

1. Pool Renovations Discussion:

Bids: Bryan presented a bid for \$107,000, excluding an additional \$27,000 for the cool coat for the pool deck. Santiago is awaiting a response to his bid request.

Itemization of Costs: Tim inquired about how the bids would be presented and whether they would be broken down into separate items.

Clarifications: Leslie clarified terms to help with discussing different parts of the project:

- Pool deck: Area around the pool.
- Patio: Area between the pool deck and the pool house.

Bryan, Tim and Paul Combest discussed the concerns regarding the oak tree in the North East corner of the pool area and changing the approach for bidding on pool renovations. Regarding the approach to renovations, we should consider providing a scope of work approach so that bids are more easily comparable and that all renovation concerns are considered. Currently, the bids are the recommendations from pool companies with each bid possibly addressing different issues. It was also discussed to move bidding to October where bidding may be more favorable to the HOA. Regarding the oak tree, it was discussed that the material should possibly be changed from poured concrete to pavers or synthetic wood to allow for tree growth.

2. Pool Waiver Issue:

Business Loss Claims: Mike Murphy raised concerns about business losses incurred due to an unsanctioned pool waiver. Rehj noted that by-laws may prohibit restricting access to common areas for members who have paid dues. Jack disagreed, stating the board can alter pool hours or charge fees for use of common areas. Rehj countered that the waiver was shifting liability and pool maintenance from the HOA to landlords without changing the by-laws as required.

3. Pool Resurfacing

Samples: Bryan presented resurfacing samples for the pool, deck, and patio. Discussion shifted to the coping, which has started pulling away from the pool's edge. Both Bryon and Santiago stated their bids would address this issue.

4. Election Concerns:

Santiago raised the issue that elections were not held in May as previously mentioned by Kenny. Rehj suggested elections could be held in January if a quorum is reached. Bryan disagreed, stating that elections could proceed without a quorum, although their validity might be questioned. Katherine emphasized that holding elections was the right course of action, even without a quorum. Paul noted the historical lack of interest in board positions and the challenge in filling them over the years. Santiago stated he discovered mail-in ballots from elections held over 20 years ago in the groundskeeper shed. Karen suggested interested individuals should submit their names to be kept on file and the board could chose from these names whenever board positions open. There was no opposition to this idea.

5. Additional Pool Facility Enhancements

Discussions: Attendees broke into smaller groups to discuss:

- a. Adding a changing table in the bathrooms.
- b. Installing a water cooler.
- c. Improving the showers.

Adjournment:

The meeting was adjourned at 7:45 PM.