



Board of Directors Monthly Meeting Minutes –4/9/2024 (7 PM) via Zoom

- 1. Call to Order** Meeting convened via Zoom at 7:04 pm by Kristin McManus

Board Members Present:

President –Jim Kirby
Secretary–Leonora Reiley
Treasurer–Michael Tracy
Member at Large–Kristin McManus
Member at Large–Michael Toomey

Others Present:

Social–Donna Victorio
Newsletter–David Pine
Patty Larson and Chris Bolan

Absent: ARC – J. Garret, Vice President–Bob Keefer

I. Homeowner Forum.

II. Secretary’s Report

- A. Move to table March minutes for approval at next meeting

III. Treasurer’s Report. (Michael Tracy)

- A. \$50, 810 total deposits as of 3/31/24
- B. 214 dues checks received as of 4/9/24
- C. \$90, 004.26 total balance in general account
- D. Vanguard Statement account \$171,176.53 as of 3/31

IV. Committee Reports

- A. Welcoming–No updates
- B. Beautification (J. Kirby).
Yard of the Month has resumed
- C. Social (D. Victorio).
 - 1. The Spring Extravaganza was a great success
 - 2. Donna is planning a smaller event for



D. Newsletter (D. Pine)

1. The next newsletter will be published in May

E. ARC

1. No requests

F. Grounds (Bob Keefer submitted)

1. Playground Mulch. 22yds of certified playground mulch will be delivered on 13 April, 9AM. Come one, come all!! Pitchforks and wheelbarrows encouraged
2. New Watch Light (Street Light). Bob Keefer contacted Dominion Energy and the current quote is still good for the next 60 days. The effort is on temporary hold; cost is \$8,240.72 which is required to be paid from the capital reserves before Dominion performs any installation work.
3. New Pet Waste Station. The new waste station for Zanca Turn has been ordered and should be delivered this week. Bob will with Andrea Homer and Zanca Turn residents to have it installed. Possibly looking at the weekend of April 27th or May 4th.
4. New Park signs. Three new signs were ordered based on the design from the Champions Path Park signs. They will replace the peeling sign on the Chris Slade pathway and the others are new signs for Zanca Turn and the tennis courts. They should be delivered late this week and Bob is again looking at the those two weekends to get them installed.
5. Champion's Park Park pathway. Bob called Jose from JR dreamscapes to come out and look at the CP Park pathway. Bob noticed some settling on a couple of the repaired sections and looking to get them fixed under our warranty.
6. 5. Working with Custom Irrigation Systems on having the sprinkler systems turned on.
7. In May, Bob is looking to get volunteers for a working party to chop up and remove the tree debris that has accumulated in Kubesh Court park.

G. Lakes

H. Website

1. Request to remove private party form from the website will be made.



V. Old Business

VI. New Business

1. Yard sale – Sat. April 27 potential date as indicated by residents who responded to the poll.
2. As a result of reported expanded party activities in the park (use of electricity, potential increased liability), a motion was made to rescind the current form used to reserve the park for activities. The form lacks specificity in terms of activities allowed in the park.
3. Motion was passed.

(Next Date Confirmation –Tuesday, 14 May 2024 - 7 PM, Board Meeting, via Zoom.

Meeting Adjournment. At 7:51 PM

Attachments

- 1) 2024 Board of Director meetings
- 2) Board members & Treasurer terms for 2023 & 2024
- 3) WoTHA annual calendar

2024 - WoTHA Board of Director Meetings – 2nd Tuesday of each month

| | | |
|-----------------------|---------------------|---------------------------|
| 9 January (Tuesday) | 14 May (Tuesday) | 10 September (Tuesday) |
| 13 February (Tuesday) | 11 June (Tuesday) | 8 October (Tuesday) |
| 12 March (Tuesday) | 9 July (Tuesday) | TBD 12 November (Tuesday) |
| 9 April (Tuesday) | 13 August (Tuesday) | 10 December (Tuesday) |

WOTHA Board Member Terms

| Member | Name | Term Start | Term Ends |
|--------|--------------------|---------------|---------------|
| 1 | Kristin A. McManus | December 2021 | December 2024 |
| 2 | James E. Kirby | December 2021 | December 2024 |
| 3 | Robert W. Keefer | December 2022 | December 2025 |



| Member | Name | Term Start | Term Ends |
|--------|----------------|---------------|---------------|
| 4 | Leonora Reiley | December 2023 | December 2026 |
| 5 | Michael Toomey | December 2023 | December 2026 |
| 6 | Michael Tracy | December 2023 | December 2026 |

WOTHA Annual Calendar

| | |
|-----------|---|
| January | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• Newsletter deadline – Friday following BOD meeting• Assessment letters go out by end of month |
| February | <ul style="list-style-type: none">• Board of Directors Meeting – Alternate date for 14 Feb• Assessments due by the 28th |
| March | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• Newsletter deadline – Friday following BOD meeting• Grounds Maintenance (Bloom) contract year ends March 31 renews Apr |
| April | <ul style="list-style-type: none">• Irrigation systems turned on• Board of Directors Meeting – 2nd Tuesday• Set date for Yard Sale & Community Day• CC Inspection |
| May | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• Pet Waste contract ends 2nd week of May• Yard Sale & Community Day• Newsletter deadline – Friday following BOD meeting |
| June | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• CC Inspection |
| July | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• Newsletter deadline – Friday following BOD meeting |
| August | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• Reserve meeting space for AGM• CC Inspection |
| September | <ul style="list-style-type: none">• Solicit board member nominations• Board of Directors Meeting – 2nd Tuesday• Draft budget, review Reserve Study |



| | |
|----------|--|
| | <ul style="list-style-type: none">• Newsletter deadline – Friday following BOD meeting |
| October | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• Finalize proposed budget• CC Inspection• AGM notices out 15 days before AGM |
| November | <ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• AGM (Nov 14 Pick date) (Quorum is 10% = 25 households)• Newsletter deadline – Friday following BOD meeting |
| December | <ul style="list-style-type: none">• Put wreaths out at entrances• Irrigation systems are winterized• Board of Directors Meeting – 2nd Tuesday• Approve budget, elect Board officers |