

HOA Meeting

Notes: Fall Meeting November 16, 2019

WH Development – update from Steve Brock & Adam Brock

Amenity Package

- We have closed on the land! We are now in the permitting process – we've submitted two separate permits. We have about ½ of the approvals necessary at this point and are waiting for sign off. We are about 60 days from being able to start building vertically.
- AHA –we have a 2nd closing that will take place hopefully as early as next week that which includes the park, pond.
 - What about the funds for cleaning up these areas? This is the next stage of development. We've created a budget on what it will cost to clean up the green space and we've submitted that to AHA. They've agreed to have the space cleaned up for transfer.
 - The AHA has new leadership and they know they need to speed up their processes. They've hired additional council to help speed things up
- We have about \$1M in current funding and are finalizing the loan for the remaining balance
- What is the ETA for pool completion? 183 days from when permit is issued and final. Providing no big losses on weather delays.
- What about those bags near the pool? They are causing the street to flood. Those have to be there.

Other WH Development

- Drew and Craftsman –all the land that was cleared what is going on there? The brush was cleared out. Will be submitting plans to different foundations; Path, Trust for Public Land or AHA to get the path from Proctor Creek extended. Brock will maintain the area until we get foundation support.
- What is ETA on the dog park? Part of the 2nd land transformation

Committee recruitment update- Kara Franey

- The board spent a considerable amount of time the last few months evaluating the current committee structure, creating role clarity and determining the needs from a volunteer and time committee standpoint
- We have had two rounds of recruitment outreach and the final push is today's meeting
 - September - Kick off meeting to review committees with homeowners & revision of committees based on homeowner input
 - October - Sought additional recruitment via newsletter, email blast and posting on FB
- We still have a number of committees that need volunteers (Community Liaison, Block Captains, Security & Parking, Amenity.) A few of the committees received the necessary # of volunteers and have either had or will soon conduct kickoff meetings
- Sign up sheet available in the back for those who maybe interested
- See handout for details on committees
- We know that many people have signed up for committees in the past and things never got off the ground. We know this is frustrating. We've identified a board member to act as the Chairperson for each committee. On a rotating basis, different committees will provide updates at the monthly Advisory Board meetings with the goal of increasing transparency and accountability

Social – Wandie Bethune

- Holiday Home Decorating contest – details will be on website/FB and email blast
- Monday Night Brewing 10K Dec.14th. Racers will be coming through WH. Seeking volunteers for water stations and we need everyone to come out and cheer. Send a DM to Natalie Worth Witt if you are interested in volunteering
- Welcome event – will be kicking off a quarterly event for those who have recently moved into WH. Target date for first gathering is Feb.9th

Communication – Kara Franey

- Conducting a kick off meeting with new volunteers to the committee in a few weeks
- Areas of focus: distributing updates from other committees to share with the HOA on a more regular and timelier basis, updates to website

Security & Parking – Robbie Burr on behalf of Matt Bommer

- Halloween- we hired additional security and had no reported incidents
- There has been a spike in aggravated crimes. We believe the gun shots are gang initiations. They try to spark incidents by shooting at cars. If you see cars being driven with the lights out, don't flash your lights, keep driving. Be extra vigilant.
 - Do we have open communication with the police department about this sort of thing? Yes, we are in Zone 1, they are very aware, and this is where we got this information
 - Every time you hear gunshot call 911. Some are gang initiations, some are on the other side of the creek near Gun Club area and one was a domestic violence issue
- All doors should be locked. There was an instance of people using ladders to gain access to second floors hoping the doors on the 2nd story would be unlocked.
- Will we have increased security during the holidays? With porch pirates, people being out of town. We always increase during holidays. Look into the services that will deliver packages inside your door. Consider increasing your security and thinking about different ways to get your packages: outdoor drop boxes, ring etc. Cut boxes up that may indicate a new 55 inch TV.
- Parking – we need to revise parking rules and regulations as the neighborhood expands.
 - What about when the park opens? It's going to be a nightmare for those living near the park.
 - The city is looking at adding parking along Johnson Road.
 - This is why we need volunteers to help with some of the committees – the community liaison would work with Parking and Security to address these issues
 - The city will be taking over the streets which is why we need to be vigilant now, to demonstrate that we have a history of rules and regulations on parking
 - No one wants WH to turn in the parking nightmares surround those who live close to Piedmont Park

Community standards – Karla Schottle

- New committee to address how fines are imposed
- Researching best practices from other communities
- This group will submit recommendations to the Board and then Brock

- Group also coming up with an FAQ – fines, how do I paint my house, will pull in the other committee updates

ACC- Robbie Burr

- Exterior home inspections – Dec. 7th
- We need volunteers sign up on FB or send an email to questionswhhomeowners@gmail.com
- We are changing the paint policy
 - Any exterior change you must get ACC approval
 - Even if you are painting the same color you need to get approval
 - If you want to change paint colors to an approved paint color in WH you need to get approval
 - If you want to change to a non- approved WH paint color you have to pay a color consultant and submit that to the ACC

Finance – Robbie Burr

- Budget – same as 2019, differences in terms of the # of new houses
- We have a lot of accounts that are in arrears. This has skyrocketed this year. This is costly to the association and the homeowner when our collections increase significantly.
- This doesn't help us for the pool financing
- How is it possible we have 0 reserves? It's because we don't own the land. Once we own the land it will be our responsibility to maintain reserves. Wouldn't we want to start building in reserves? Yes, but not until we own the land. We also have the additional complexity of sharing with Columbia Residential.
- Financials are posted on the WH website

Sentry Management – Robbie Burr

- We are having to spend a lot of time managing them. We struggle to get replies, information is incorrect (showing as unpaid when paid). They are quick to move to collections when the account is current.
- We can put together an RFP for a new management company – is there a homeowner willing to own this?
- What are other developments doing that are our size? And how do they manage? Ours is a sizable property with complexity of having Columbia Residential and others.
- We pay about \$45k a year for Sentry. If we want better service, this will come at a price.

Action Items

- **Development in WH-** Can we have more updates on undeveloped land projects – that effect neighbors' privacy and back yards. There is going to be building of paths, sidewalks.
- **Parking & Security** – sub-committee to specifically address streets turning over to city and Westside Park parking
- **ACC -**
 - Need more dog waste stations – they are over flowing and not enough. Community input of where these need to go

- Grounds near Hollingsworth – lots of ant mounds needs to be addressed
- Arbornomics they don't put the dates on when they spray – that needs to be corrected