

WESTCHASE COMMUNITY ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Dec 12, 2024

MINUTES

I. CALL TO ORDER

A meeting of the Board of Directors for Westchase Community Association, Inc. was held Dec 12, 2024 at the Westchase Community Association management office located at 10049 Parley Drive. Michiel Oostenbrink, President, called the meeting to order at 6:13 PM following the resident forum.

II. ROLL CALL

Directors Present:

Michiel Oostenbrink
Terry Boyd
Theresa Lanzar
Jack Maurer
Rick Goldstein
Jessica Siddle

Management & Staff:

Debbie Sainz, LCAM
Charlotte Adams, LCAM
Ledian Muhametaj, GPI

Directors Absent:

Nancy Sells

VMs, Alternates &

Committee Members:

Dale Sells
Dan Haigy
Barry Anderson
Dan Perez
Joanne Maurer
Charles Stephens
Mary Griffin

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

III. CONSENT AGENDA

Theresa Lanzar motioned to approve the Nov 7th and 14th Board meeting minutes with an amendment to the Document Review Resolution vote to remove "no more than 7" and leave at 5 members. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

IV. OLD BUSINESS

V. TREASURER'S REPORT – Terry Boyd

Provided an update on investments of operating and reserves as authorized at the Nov board meeting; informed members there is a CD expiring Feb 21, 2025 and will be liquidated and moved to an AAB account; Bank OZK account will also be closed and monies will be moved to an AAB account

VI. COMMITTEE REPORTS

Covenant Committee – minutes submitted

Government Affairs Committee – report provided by Rick Goldstein

Swim & Tennis Committee

Renovations Committee

Jack Maurer motioned to authorize Jessica, Terry B and himself to select the bathroom tile options and to present to the board at the January 9th meeting. Rick Goldstein seconded the motion. Vote was taken and carried 6-0

VII. **NEW BUSINESS**

➤ **Board Proposed Fines/Appeals**

• **Owner Appeals**

O-1 (10506 Chambers)

Terry Boyd motioned to table O-1 to the Jan 2025 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

O-2 (10515 Chambers)

Terry Boyd motioned to deny the appeal on O-2 and for the fine to be upheld. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

O-3 (9204 Woodbay)

Terry Boyd motioned deny the appeal on O-3 and for the fine to be upheld. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

O-4 (9903 Bennington)

Terry Boyd motioned to waive 90% of the \$1,000 fine on O-4, with the remaining \$100 due no later than the Jan 2025 board meeting. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

• **Reaffirmed, Tabled & Proposed Fines**

Terry Boyd motioned to not impose a fine on T-2, T-3, T-7, T-8, P-1 and P-2. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Jessica Siddle motioned to impose a \$1,000 fine on T-1, T-4, 5 and 6 and for the resident's use of the WCA facilities to be suspended for a maximum of 90 days, with the first day of suspension being the fifth day after confirmation by the Covenant Committee. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

Terry Boyd motioned to table the proposed fines to the Jan 9, 2025 board meeting on P-3. Jessica Siddle seconded the motion. Vote was taken and the motion carried 6-0

➤ **On-Line Reservations Program Recommendation (Dwight Kilgore)**

Jessica Siddle motioned to approve the online reservations program presented by Dwight Kilgore for the summer camp program and to proceed with using COGRAN pending: verifying that it is secure for uploading personal documents,

and verifying how to differentiate between resident and non-resident participants prior to payment processing. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

➤ **AB Tennis Contract Renewal eff 2/1/2025**

Rick Goldstein motioned to renew the AB Tennis contract effective Feb 1, 2025 with a 10% increase, resulting in a monthly fee of \$1,210. Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

➤ **Ratify – 12/1 Room Rental Early Use**

Terry Boyd motioned to ratify the email votes taken to allow a resident to use the activity room for an early morning rental beginning at 8am on 12/1/2024. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

➤ **WOW Board Appointment to Fill Vacant Seat**

WOW Member, Jessica Siddle, announced the appointment of Anna Mairink to the WOW board to fill the vacant seat expiring Mar 2025.

➤ **Proposal from Biller Reinhart – CW Storage Room**

Terry Boyd motioned to approve the proposal submitted by Biller Reinhart for structural engineering services related to the Countryway front storage room. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

➤ **Removal of WPV Slide and Review Replacement Slide Bids**

Terry Boyd motioned to remove the current slide from the WPV pool deck and to purchase a new slide and to select the lowest priced option AFTER taxes and delivery from the 3 presented by Michiel Oostenbrink, and to make sure there is a mesh protection added to the sides for safety. Rick Goldstein seconded the motion. Vote was taken and the motion carried 6-0

➤ **Modification Committee Architect (Jack Maurer)**

Jack Maurer motioned to charge the owner a \$160 fee on any modification application requiring the WCA architect to review. Terry Boyd seconded the motion. Vote was taken and the motion carried 5-1 (Rick)

VIII. OTHER BUSINESS

Work Order Projects Completed by Greenacre Properties (Jack Maurer)

Although no formal motion was made, it was requested by Jack Maurer that any maintenance repairs that are not "like-for-like" be approved by the board prior to proceeding (colors, styles, etc....).

Rick Goldstein motioned to authorize the S&T Committee and the Renovations Committee to work together to create a vision/concept for a water play area at the West Park Village pool and to give the committees a 3-month timeframe to present to the board at the April meeting. Theresa Lanzar seconded the motion. Vote was taken and the motion carried 6-0

CDD Request for Clarification on Backyard Signs/Golf Course Interaction

After discussion, it was decided that the Board will respond to the CDD informing them that there is no enforcement ability on back yard signs by the Association; alternate options available via the golf course management

Westchase Station Annexation

Michiel informed members that Stanley Martin Homes approached the WCA on annexation into the HOA. At this time GAC and legal will continue conversations with Stanley Martin Homes

Discuss Pool Issues

Michiel provided an update on the current status of the WPV pool and deck repairs and is requesting the board to hold a closed executive session with legal counsel on 12/16, 12/19 or 12/20.

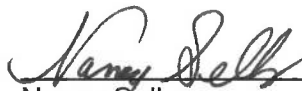
Facility Holiday Hours (Dwight Kilgore)

Jack Maurer motioned to allow the facilities to close at 1pm on Dec 24th and Dec 31st (facilities closed on Dec 25th and Jan 1). Terry Boyd seconded the motion. Vote was taken and the motion carried 6-0

Proposed Employee Merit Increase Policy (Dwight Kilgore)

Terry Boyd motioned to accept the proposed merit increase policy presented by Dwight Kilgore with the new pay increase scales on evaluations. Jack Maurer seconded the motion. Vote was taken and the motion carried 6-0

ADJOURNMENT 9:30PM



Nancy Sells
Westchase Community Association, Inc.
Secretary