

WCSTA Board Meeting 04.27.21 Board Members Attending: Nikki Boettcher, Celia Anderson Brickner, Wynne Skow, Michael Nixon, Melissa Bauer, Brianda Traylor, Melissa Hammond and Christin Lindgren

President- Nikki Boettcher- calls meeting to order at 7:02 p.m.

President – Nikki Boettcher

Welcome Christin Lindgren new Vice President and Brianda Traylor is now Treasurer.

Pools –

- Wynne staying for the season or until we get a volunteer trained.
- Eric to help Wynne until a volunteer steps up.
- Wynne putting together a job description to share.
- Inspections complete, reaching out to Chad for results.
- Creekside gate repaired by Michael, ready for pool season.
- Nikki to do walk through of both pools to verify we're ready to open.

Grounds –

- New Handy man Alex is under contract.
 - Michael to set up time with Alex to get keys and meet with him.
 - Contract starts 05.01.2021.
 - Michael is the primary to work directly with Alex regarding repairs and projects. Nikki as back up.
 - Projects and repairs with materials cost over 500.00 to be purchased by the board.
 - 2000K retainer, to be paid quarterly at \$500.00 per qtr.
 - Benefits – reduced labor rates.
 - Alex to coordinate work for any repairs that he doesn't feel qualified to complete. Ex: Specific electrical work.
 - Nikki and Melissa will work together to put out a newsletter about Alex and form for repairs seen by neighborhood.
- Tennis courts –
 - Brian Jones changing tennis court lights to LED.
- Security system –
 - 2 cameras at Overlook working.
 - Creekside needs box replaced, Michael going to purchase and change out.
 - Working to obtain more quotes for a security system. Last quote was extremely high due to monthly cost.
 - Nautix would like access to cameras to check in on guards as needed.
 - Will add Comcast to the list for quotes as we currently use them for phones.

- Landscape
 - Michael to contact current grounds crew to check on status.
 - Weeds in pool area need sprayed.

Annual Meeting Notes –

- Check your section in the notes to verify it is accurate for posting.
- Received 2 property complaints, removed addresses for privacy.

Quality of Life – Melissa Hammond

- Regarding the two property complaints –
 - One home abandoned but working to resolve past due HOA fees.
 - Verifying with county on second complaint regarding RV.

Final 200 Budget closing

- Transferring to Treasurer to Brianda
- Brianda needs a credit card.
- A few open questions for Sally regarding 2020 budget closing.
- Collections good for 2020.
- Increased water bill due to leak at Overlook.
- Tennis resurfacing to already approved and will be paid for by the rollover from 2020.
- Pool season – access to verify HOA payments are up to date. Melissa has pulled the aging report and will share with Wynne.
- Nikki sending out 2020 final budget and bank statements for the board to review.

Quarterly meeting – Next meeting in July.

Meeting Adjourned 7:50pm