

West Hampton Woods HOA

March 10, 2025

Board Meeting Minutes

Date & Time: Meeting called to order at 6:05 PM

Attendees: Lesley Padilla, Joey Dunlap, Steven Sturm, and Tiffany Jacobsen (Innovative Property Management)

Financials

- Tiffany reported that as of the meeting, 21 owners had not yet paid the 2025 assessments.
 - Two homeowners are in legal proceedings
 - Assessment amount discussed:
 - Under current Declarations, assessments cannot be increased without a vote.
 - Tiffany suggested modifying the Declarations to require the Board to present a budget at an annual fall meeting, where attending owners would approve it.
 - Proposal to amend trustee election process: trustees would serve three-year staggered terms to ensure continuity rather than all being reelected each year.
 - The Board was asked to review the Declarations for any other necessary amendments.
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General Business

Basin Maintenance

- Tiffany to confirm pond maintenance details with Lance.
- Lance agreed to purchase and apply necessary chemicals, including:
 - Two gallons of Champs blue dye.
 - Two gallons Algae X by Pond Champs.
 - Repeat application 2.5 months after the first application.

Fountain Installation

- The Board unanimously approved contacting Pride Master to install the fountain in the lake.
- Pride Master previously removed and cleaned the fountain.

Pool Maintenance for 2025

- Tiffany to contact Bi-State Pool for a quote to maintain the pool for the 2025 season.
- Tiffany to research additional potential service providers.

Pool Phone Requirement

- St. Charles County Health Department now requires a pool phone.
- The Board discussed a cell phone option but was concerned about theft and cost.
- Alternative solutions to be explored.

Pool Maintenance

- A new swimmer lane rope will be considered to prevent damage caused by children sitting on it.
 - One security camera at the pool is non-functional; Tiffany will work with Lance to identify the installer and arrange for repairs.
 - Health Department Guidelines: Reviewed pool rules regarding unattended children:
 - "Children under the age of 18 should not use the pool without an adult in attendance."
 - Camera Access: Tiffany to forward login information to the Board.
 - WiFi Password: To be included in the upcoming pool mailing.
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Annual Meeting

- Will hold at the parking lot of the pool
 - Date selected: May 17th, 2025.
 - Rainout date: May 24th, 2025.
 - Tiffany to send out official notices.
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Meeting Adjourned: 6:53 PM