

1. Call to Order @ 10:02 a.m. by John Rice, HOA President
2. Determination of Quorum
  - a. Cheryl Graham, acting HOA Secretary, confirmed there was a quorum present – 142 – minimum needed is 115, we have 287 households total.
  - b. Residents online: 1 person
  - c. Residents in person: 26 households
  - d. Early vote: 71 (hard copy) 45 (online) = 116 total
3. Reading of 2024 Annual Meeting Minutes
  - a. Motion to approve as written and read (cast vote on ballot)
  - b. 1<sup>st</sup>: Nikki Greenwell
  - c. 2<sup>nd</sup>: Stacey Donnelly
4. 2024-2025 Treasurer's Report
  - a. Nikki Hollis, HOA Treasurer, presented the 2024-2025 budget vs. actual expenses
    - i. Numbers also include income from Whispering Oaks I
    - ii. Overages not expected to continue – purchase of quick books, service fireplace and clubhouse, billing difference in opening of the pool (the way the pool man invoices)
  - b. Discussion:
    - i. How much overage do we expect? Around \$4,000.
    - ii. How many WO I residents are expected? Nine expected (six homes participated) this income will go toward capital expense budget. The HOA Board voted in April 2023 to allow ten households to join at \$500. Why did we do this? As a way to raise revenue for capital expense in order to not raise dues.
5. Presentation of 2025-2026 Budget
  - a. Nikki Hollis, HOA Treasurer, presented
    - i. 287 homes with 275 neighbors at \$300 for income, (Backed out Board members)
  - b. Discussion:
    - i. Motion by Greg A. to amend line 6 pumphouse under other expenses to be review with neighborhood before any expense taken.
    - ii. Voted taken on Greg A motion on line item 6 of the treasurer's report under other expenses 17 – yes 18 – no. No review will be needed from the neighborhood on line item 6, if the money is not used during the year, it will not be used for anything else
    - iii. Additional line items were added – late fees and pool parties
    - iv. New couches – decision not to replace currently
    - v. Larry questioned the reason for reducing HOA dues – at this time we have no solid plans for the expansion \$10K for expansion was what was done in the past

- vi. Does the \$10K have to be used every year? Nikki G. discussion around large savings can be used once we get plans and go forward with improvements on the new lot
- vii. Capital Expenses - \$45K – doors, pumphouse, roof repairs, and lighting (roof has been fixed, lighting has been updated, new doors have been ordered and hopefully installed by the time of this meeting. We have \$35K set aside for the pumphouse. McCain has come out and looked and updating our pumphouse as well
- viii. Talked about local banking vs banks that pay a higher interest rate – sometimes having a local bank has benefits
- c. Motion to approve (cast vote on ballot)
- d. 1<sup>st</sup>: Greg A.
- e. 2<sup>nd</sup>: Stacey D.

## 6. Director Updates

- a. Facilities – Katie Unruh – Katie introduced herself and talked about the great room, key cards, and scheduling. Katie mentioned that each house should have 2 cards and talked about key card types and requested any purple lettering cards should be traded in, talked about \$10 for more cards. Info on Great Room Reservations. Katie mentioned that the extended use of the outside area is NOT included in the reservation. Katie talked about pool parties for the summer which include rental on weekends from 6pm-8pm that cost is \$200 non-refundable. There was 1 last year and 2 confirmed for this year. Katie went over number of great room reservations and high demand months June and December..get your reservations in early! Katie talked about the 2 rentals a year but also explained if the Great Room is open and you have already used your 2 rentals you will not be turned down. Radio is now working in the Great Room. We have also changed cleaning services for the clubhouse. Katie also mentioned she is auditing the key card usage quarterly to ensure the key cards match the current homeowners. It's nice when the previous owners leave their key cards, but we need to update them as well as have the new owners sign the waivers. If they do not match the key cards will be deactivated. Katie also added planters around the clubhouse to match the ones at the entrances. Last fall a new key card reader was installed so no longer have to get a master key, and permanent lighting was added to the clubhouse – we also will be adding permanent lighting to the back as well.
- b. C&R – John Rice – HOA President gave the update for Mike Smith. The majority of the violations are trash cans, parking and lawn growth. Talked about everyone needs to read the C&R on the website and become familiar with the rules. He talked about we as a neighborhood is the HOA not just the members on the board. Sometimes maybe we can just go talk to our neighbor. If you see something, take a picture, fill out the form on the website and submit the violation. Letters are sent by email, if email is on file. 1<sup>st</sup> notice, most of the time this resolves the issue, if not, a 2<sup>nd</sup> notice is sent.
- c. Communications – Mellanie “MJ” Hunter – MJ introduced herself she talked about the new text messaging and the website. The different ways to get communication, text messages, email and website.

- d. Pool – Shawn Otto – Shawn introduced himself and acknowledge Nikki Greenwell and Cheryl Graham of the pool crew. Shawn explained Health Dept regulations of pool being checked twice a day for chemicals. If we had the Pool Man come out to service our pool that would be \$130 per visit and is needs checked at least twice a day if no issues. Shawn talked about getting 10 new loungers and a new metal table and 4 chairs. Thanks to Jason Greenwell for helping by putting together the table and chairs. Someone asked about signage foul language and excessive horseplay by teenagers at the pool. The age is 14 years of age without an adult. A discussion about maybe having a talk with the individuals acting out. If it is something that is out of hand, we do have cameras located by the gate and on the pumphouse.
  - e. Events – Martyna Warren – Martyna talked about the good turn outs for Sweets with Santa, and Friday Food Trucks, along with the upcoming movie night and summer party to include more of the neighborhood.
  - f. ACC – Jason Lewis – Jason mentioned that when submitting request for approval to attach pictures, drawings, etc. needed for the request. Please review the HOA guidelines when submitting request for approval
7. Election of Board Members – There are 10 open positions to be filled – (4) 3 year terms, (3) 2 year terms, (3) 1 year term.
- a. Introduction of nominees – All candidates completed an introduction and a brief reason for wanting to join the board.
  - b. Motion to approve (cast on ballot)
8. Collection and tally of Ballots
- a. There are 4 questions on the ballot, below are the results.
    - i. Are you in favor of approving the 2024 annual meeting minutes?  
138 voted yes; 4 voted no; motion approved
    - ii. Are you in favor of approving the 2025-2026 proposed budget?  
112 voted yes; 26 voted no; motion approved
    - iii. Are you in favor of reviewing the current C&R in regards to above ground pools?  
56 voted yes; 88 voted no; motion denied
    - iv. Are you in favor of reviewing the current C&R in regards to shed restrictions?  
87 voted yes; 59 voted no; motion approved
    - v. Checkmark or write in up to five board members
- Janie Cunningham
- Kerri Dehn
- Cheryl Graham
- Jason Greenwell
- Nikki Hollis

Tracy Lockhart

Connie Moser

Megan Taulbee

Katie Unruh

Martyna Warren

9. Presentation of results and new board members – the following board members were elected:
  - a. Janie Cunningham (2 year term) – 88 votes
  - b. Kerri Dehn (3 year term) – 94 votes
  - c. Cheryl Graham (1 year term) – 83 votes
  - d. Jason Greenwell (3 year term) – 94 votes
  - e. Nikki Hollis (2 year term) – 88 votes
  - f. Tracy Lockhart (2 year term) – 93 votes
  - g. Connie Moser (3 year term) – 95 votes
  - h. Megan Taulbee (1 year term) – 87 votes
  - i. Katie Unruh (3 year term) – 94 votes
  - j. Martyna Warren (1 year term) 84 votes
  - k. Thank you to the following residents for counting and tallying the votes:
    - i. Nikki Greenwell
    - ii. Greg A.
    - iii. Stacey Donnelly
    - iv. Jeff Wigginton
    - v. Larry
    - vi. Cheryl Graham, acting HOA secretary, oversaw the counting and tallying and then certified the results.
10. Adjourn - @ 11:52 a.m.
  - a. 1<sup>st</sup>: Chris Hardin
  - b. 2<sup>nd</sup>: Katie Unruh