

# Whispering Oaks HOA/Recreation Center

## Annual Meeting Minutes

June 10, 2023

I. Call to Order

The meeting was called to order at 10:10am by Jason Greenwell, President.

II. Roll Call

Secretary, John Rice, confirmed that there were 3 people online, 35 residents in person, and 71 by proxy votes. A quorum is present.

III. Approval of 2022 minutes

Secretary, John Rice, presented the 2022 Annual Meeting Minutes for approval. There was a motion by Bill Bollen to approve as written and read. Second by Will Goosebury.

IV. Treasurer's Report

Treasurer, Nikki Hollis, presented the 2022 budget vs actual expenses. Nikki presented the 2023 proposed budget and answered questions regarding line items. Nikki Hollis presented the reports. Discussion among members present regarding the increases in budget items and the increase in dues proposed and the main cause appears to be inflationary costs.

Discussion came up about the lot purchase and Jason Greenwell explained that the Board will seek feedback in the future to determine use if we approve to purchase. A pool expansion is no longer an option but alternative use will be utilized based on the feedback from the neighborhood vote to not expand the pool.

V. Communications Report

Communication Director, Mellanie Hunter, provided an update on communication and helping to improve the overhaul of the website and this is a great source of information. The website is an accurate and up to date source of clarity on information from the board. Email is at 60.94% open rate on an email blast. Monthly newsletter during peak time. We have increased Facebook participation and have over 300 followers. All communications has been branded with new logos and a consistent look. Mellanie explained the reason for electronic communications because sending out to the entire community costs about \$350 with postage, print and paper. Jason added that violations will be in the monthly newsletter.

VI. Clubhouse/Facilities Report

Facilities Director, Katie Unruh, presented her update. Several items of maintenance were completed in the past year: HVAC maintenance contract, fitness center equipment ongoing maintenance service, new contractor to handle snow and ice removal, cleaning contractor to do more deep cleaning, leak in great room has been fixed, partial paint refresh of great room and trim. Will be repairing the ellipticals in the near future. Security cameras will be installed in the clubhouse. Planning to refresh painting on a regular basis. Updating electrical items in fitness center with new lighting.

Katie went over the process for reservations and process to see the calendar online. Katie also went over reservation restrictions and what is allowed and not allowed when reserving the great room. Katie also went over lost and broken key cards and the process to get a new card.

VII. Election of Board of Directors

There are 4 open positions to be filled, all positions for a three-year term. All candidates completed an introduction and a brief reason for wanting to join the board.

VIII. C&R Update

C&R Director, Jason Lewis, provided an update to the questions regarding our C&R's. Jason pointed out that despite the "want" to change, all changes must be approved by the neighborhood. Mellani Hunter discussed the C&R simplification and rewrite to make the document more user friendly and the process we may take to make some changes to the C&R's. The HOA will hope to get a committee together or neighbors to get some recommendations to put forward to the neighborhood for a vote.

IX. New Business

Jason opened the meeting to any additional discussion or topics; no new business was presented, and no questions asked.

X. Outcome of Ballot Votes:

There were 4 questions on the ballots, here are the results.

Do you approve of the 2022 Meeting Minutes?

90 votes yes, 9 votes no; 83.3% Motion Approved

Do you approve of the 2023 Proposed Budget?

56 votes yes, 52 votes no; 51.8% Budget Approved

Do you approve of the purchase of the adjacent property?

70 votes yes, 33 votes no; 67.9% Property Purchase Approved

Please vote for 4 new board members:

The following board members were elected:

John Rice (3 year term) 75 votes

Mike Smith (3 year term) 67 votes  
Robin Stine (3 year term) 65 votes  
Ann Brown (3 year term) 70 votes

XI. Adjournment

Motion to adjourn by Dennis Richard. Second by Cheryl Graham. All in favor.  
Meeting adjourned at 11:46am.

Addendum 1 – due to change of availability, Robin Stine could no longer be on the board. As a result, Ashley Suddeth was appointed in place of Robin Stine for a 1 year term.

Addendum 2 – There was some discussion at the end of the meeting regarding the budget and after further review, the budget was approved because the votes needed were 51% of the votes cast and not 2/3<sup>rd</sup> approval. This was a confusion as the 2/3<sup>rd</sup> vote approval was regarding the pool expansion and obtaining a loan.