

**Whispering Lakes Home Owners' Association
Special Board Meeting Minutes**

Wednesday, July 22, 2015

This special meeting was called to order by President, Chuck Cooper, at 7:03 p.m. to discuss the HOA Management Services contract that was submitted to us by Rodney Wright.

Attendees: President, Chuck Cooper; Vice President, Vickie Pickering; Secretary, Nikki Shirley; board members Mike Walker, and Steve Bartlett.

Absent: Treasurer, Crystal Light.

We proceeded to ask Rodney about certain points in the contract. We received confirmation that we will be notified if HOA Management has to spend additional money. They will also get bids ahead of time. All of our questions were answered to our satisfaction.

Rodney explained how their web site works (which is \$40.00 additional per month). It has all our financial reports and each neighbor will have a password to be able to access the site. They would put our directory on the web site, etc. Rodney will send us a link to their demo web site. We agreed to table this additional expense to a later time.

Rodney explained we will need to open an account with Mutual of Omaha Banc. There are no service fees. He will also review our By-Laws and our Covenants and will recommend changes.

We will be assigned a Community Manager who will work with our association, attend board meetings, etc.

Vickie moved to sign the contract with HOA Management Services, I seconded. Vote was unanimous. Chuck signed the contract.

Rodney will send out a "welcome" letter to all our homeowners.

Rodney explained that the financials will close between the first and the 15th of each month so we will be moving our standing meeting date to later in the month.

I confirmed that Crystal is resigning as our Treasurer and Rodney confirmed that we can appoint a replacement. After discussion of what all the Treasurer will be responsible for under this new system, Vickie agreed to accept the position in addition to the Vice President role.

The meeting adjourned around 9:00 p.m.

Nikki Shirley, Secretary