

WHISPERWOOD HOME OWNERS ASSOCIATION

MINUTES OF THE WHISPERWOOD HOA SPECIAL BOARD MEETING

May 6, 2025

Location: Groves Branch Library

Time: 6:00 PM

Directors Present:

Randal Hamilton, President

Karen Moorhead, Vice President

Renee Guthrie by Proxy for Rehj Hoeffner, Sec/Treasurer

Marnee Gamble Bolen, Member at Large (recording the minutes of the Board Meeting)

Priscilla Elliott, Member at Large

General Members Present:

A few general members attended the meeting (names not recorded)

1. CALL TO ORDER

Meeting was called to order by President Randal Hamilton at 6:01 pm.

A quorum was met to proceed with the Board Meeting.

The Board went on to cover the agenda issues:

2. RATIFICATION OF ACTIONS TAKEN AT THE MEETING OF MAY 1, 2025

All votes were unanimous among the four members present at the May 1, 2025 meeting.

2.1 Approval of Previous Meeting Minutes:

Minutes from the April 3 and April 23 board meetings were approved unanimously.

2.2 Authorization to pay previously approved **PrimePools** invoice:

Authorization approved unanimously.

2.3 Approval of outstanding payments to:

- a. Pools West
- b. Prime Pools
- c. Bryan Foley
- d. Priscilla Elliott
- e. Karen Moorhead
- f. City of Lubbock Utilities
- g. Attorney Michael J. Carper

Karen Moorhead will write an exception statement for both **Prime Pools** and **Bryan Foley**, **Rehj Hoeffner** and **Priscilla Elliott** will write an exception statement for **Pools West**, **Randal Hamilton** will write an exception statement for **Attorney Michael J. Carper**.

Authorization for payment was approved unanimously.

2.4 Approval of \$21,000 pool repair contract with Oasis Pools:
Authorization approved unanimously.

2.5 Resolution to add Karen Moorhead as authorized bank signatory:
Authorization approved unanimously.

2.6 Award of pool house roof replacement contract to Patriot Roofing:
Authorization approved unanimously.

3. APPROVAL OF REPLACEMENT SIGNAGE FOR POOL:

Signage replacement and needs were discussed.

MOTION: Delegate to Marnee Bolen to obtain price new signs and renovate signs and present finding to the board via email and if passed to order signs.
Motion: **Randal Hamilton**
Second: **Karen Moorhead**
Vote: Passed unanimously **(5-0)**

4. CONSIDERATION OF PERGOLA REPAIR OR REPLACEMENT:

State of disrepair of pergola was discussed and a bid from Patriot Roofing was presented. All were in agreement that more quotes were necessary and that the work should probably be put off for a while.

MOTION: Table this item until after the pool season.
Motion: **Priscilla Elliott**
Second: **Marnee Bolen**
Vote: Passed unanimously **(5-0)**

5. ALLOCATION OF ADDITIONAL \$20,000 FOR A TOTAL OF \$100,000 TO POOL RENOVATION PROJECT:

Additional allocation of funds was discussed.

MOTION: Allocate an additional \$20,000 for a total of \$100,000 to the Pool Renovation Projection.
Motion: **Marnee Bolen**
Second: **Karen Moorhead**
Vote: Passed unanimously **(5-0)**

6. AUTHORIZATION FOR TREASURER TO TRANSFER \$100,000 FROM THE MONEY MARKET ACCOUNT INTO THE CHECKING ACCOUNT:

Authorization of transfer of funds was discussed.

MOTION: Authorize the treasurer to transfer \$100,000 from the Money Market Account into the Checking Account
Motion: **Marnee Bolen**
Second: **Renee Guthrie**
Vote: Passed unanimously **(5-0)**

7. POOL MANAGEMENT DISCUSSION AND ACTION:

The management of the pool was discussed:

- a. Services – **Randal Hamilton** has been and will continue to look into companies to provide daily/weekly services for pool maintenance and chemical guideline reporting. He has reached out to five (5) companies (**WTX, BluePrime, Pirate Pool, Pool Works and Premium Pool**) but does not have any bids at this time. He will continue to work on this.
- b. Attendant – **Randal Hamilton** reported that he discussed the liability issue of having/not having an attendant with attorney **Mike Carper** and the response was that the liability was pretty even. **Karen Moorhead** stated that she had a list of three (3) names of possible attendants. **Priscilla Elliott** stated that **Chad Seay** offered to help get possible attendants also.

Randal Hamilton, Karen Moorhead and **Priscilla Elliott** will continue to work on service providers and attendants to be discussed at the next board meeting.

8. POSSIBLE AMENDMENT OF 2025 POOL POLICY:

An amendment was discussed to modify pool hours.

MOTION:	Modify the pool hours as follows: 10 am – 9 pm, Tuesday through Sunday with Sunday's subject to private pool parties to be held from 6 pm – 9 pm as soon as the pool is ready to open for the season through the end of September.
Motion:	Randal Hamilton
Second:	Renee Guthrie
Vote:	Passed unanimously (5-0)

16. ADJOURNMENT:

MOTION:	Adjourn the meeting.
Motion:	Priscilla Elliott
Second:	Renée Guthrie
Vote:	Passed unanimously (5-0)

Meeting adjourned at 7:08 p.m.

Statement for Meeting Minutes:

The Board acknowledges that the meeting held on May 1, 2025 was procedurally invalid due to failure to meet sufficient notice per Texas Property Code §209.0051(c).

It is further noted that this procedural deficiency was known in advance, but due to the need to discuss urgent matters, the meeting was held informally.

No Official Board actions were deemed valid at that time.