April 3, 2025
Grove Branch Library
7:00
Board Members present:
Randal Hamilton, President
Renee Guthrie by proxy for RehjHoeffner, Sec/Treasurer
Bryan Foley by Proxy for Marnee Gamble Bolen, member at large Priscilla
Elliott, Member at large

General members of the association attended the meeting.

Call to Order:
Meeting was called to order by President Randal Hamilton at 7:02
A quorum was met to continue the Board meeting.
The Board went on to cover the agenda items as follows:

Governance:
President Randal Hamilton covered the procedure to have a topic placed on the agenda for the monthly Board meeting.
Bryan Foley submitted a proxy document prepared by Marnee Gamble Bolen giving him the proxy vote from her in her absence of the April 3rd 2025 Board Meeting. The document was in order and accepted by the Board Members in attendance.

Approval of the previous meeting's minutes:
Copies of the minutes were given to each board member or their proxy. After reading the minutes proxy, Renee Guthrie, requested a change of the designation in the treasurer's report from "financial policy" to "financial advisory comments".
With that change President Randal Hamilton moved to accept the March 6, 2025 minutes. It was seconded by proxy Bryan Foley. Vote was 4 yeas, 0 nays.

Appoint Director / Elect Vice President
President Randal Hamilton nominated Jerry Ramirez. Member at large, Priscilla Elliott nominated Karen Morehead. After multiple tie votes and each nominee were allowed to speak, the nominees agreed to settle the appointment by a coin toss… Karen Moorhead won the coin toss and was appointed to the Board.
President Randal Hamilton nominated Marnee Gamble Bolen for Vice President. Member at large Priscilla Elliott nominated Karen Morehead. The vote was 3 to 2 with Karen Morehead being elected as Vice President.

Member comments:
Comments included concerns over… dead trees on Whisperwood Blvd, certain hedges being overgrown and did they belong to the association, a car with broken windows being parked on the street and does the brick fence surrounding the neighborhood belong to the association or the home owner.

President's Report:
President Randal Hamilton discussed the ongoing disagreement among Board Members regarding whether or not posting meeting time and place with agenda on the common area of the Association met the state statues regarding notice of upcoming Board Meetings. President's

Report Randal Hamilton reported the Association's Attorney Michael Carver researched the question and provided his legal opinion. His email stated the postings on the Blvd met State statutes and that the state statue would not also require the posting on the existing website. President Randal Hamilton passed an email from Attorney Michael Carper documenting his opinion to each board member or proxy.
Treasurers Report:
See Report of monies collected to date and current disposition of past funds.
Vice President Karen Moorhead will be collecting estimates for roofing replacement of the Poolhouse. (Questions arose during this section of the agenda regarding the funds from the insurance company.)

Outstanding Bills / Utilities Payment:
Pool leak inspection- motion to pay was made by Member at Large,Priscilla Elliott. Unanimous.
The following three bills were put together for a motion:
Sprinkler system bill of $185 +
Attorney bill for bylaw review $543 +
Office Depot "signage" via Randal Hamilton, moved by Proxy Bryan Foley. Unanimous
Motion was made for Utility bills to remain on automatic draft by Member at large, Priscilla Elliott
And was seconded by Bryan Foley.

Pool Report, Bid Decision, Action
Three bids were received for pool renovation. (Each Board Member had received the bids.)
Chad Seay, the appointed HOA pool consultant, had reviewed the bids and explained the different aspects of each bid. Of the three, Finishing by Brothers did not receive his endorsement. Either of the other two, BluePrime and Oasis Pools would be looked at favorably by him. Oasis was a lower bid of the two and included items not on the bid from BluePrime.
The motion to accept the bid from Oasis Pool was made by Bryan Foley and seconded by Karen Moreland. The vote was unanimous. (All bids required the same percentage down of 50%.)
Chad Seay also made additional suggestions to the Board. He suggested the Association investigate and consider drilling a water well to supply the pool. Also he suggested looking into a Wi-Fi system of water status and using acid and chlorine "pucks".

Pool Surround Advisory Group
Proxy Bryan moved to create the advisory/aesthetic's group. Proxy Renae seconded it. Unanimous.
Discussion was had regarding concrete versus pavers.
Proxy Bryan Foley moved to get surround pricing from Oasis Pools. Karen seconded. (As a side note it was pointed out that 3 bids are not required by state statute unless it is an expense over $50,000.)

Finance Policy Discussion
Attorney St Clair invoices were discussed and the need for a "letter of exception" was needed by the treasurer. Proxy Renae agreed to send an example to President Randal Hamilton.
BluePrime outstanding invoices were discussed… Vice President Karen will follow up.
Information regarding private pool party rentals was needed with tax deadlines coming. Proxy Bryan will follow-up with Vice President Karen.

WHOA Website
Short discussion regarding what it will take for the Association to own its own domain and website.

Adjournment
Motion to adjourn the meeting was made by Member at Large Priscilla Elliott.
Seconded by all the vote was unanimous.
Meeting adjourned at 8:40