

Whisperwood Home Owners Association
Minutes of the Whisperwood HOA Special Board Meeting

Date: April 23, 2025

Location: Whisperwood Pool

Time: 6:00

Board Members Present:

Randal Hamilton, President

Karen Moorhead, Vice President

Priscilla Elliott 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)

Call to Order:

Meeting was called to order by President Randal Hamilton at 6:02 pm. A quorum was met to proceed with the Board Meeting.

The Board went on to cover the agenda issues:

Governance:

Priscilla Elliott submitted a proxy document prepared by Rehj Hoeffner giving her the proxy vote for her in her absence of the April 23, 2025 Special Board Meeting. The document was in order and accepted by the Board members in attendance.

Randal Hamilton presented information regarding the Special Board Meeting.

Approval of Previous Emergency Meeting Minutes:

Minutes were read by Randal Hamilton.

Motion was made by Marnee Bolen to accept the April 10, 2025 Emergency Meeting Minutes; Seconded by Karen Moorhead. Motion passed 5-0.

Pool Reno Report:

Buckie Dobson with Oasis Pools was present and introduced himself as owner of Oasis Pools who is renovating the pool.

A brief discussion was held to explain the current stage of renovation.

Karen Moorhead, as head of the aesthetics committee, presented the tile selections chosen for the tile lines across the bottom of the pool, the depth markers and the step markers for a cost of \$3,600.00

Motion was made by Marnee Bolen to accept the tile selections for the tile lines across the bottom of the pool, the depth markers and the step markers; Seconded by Randal Hamilton. Motion passed 5-0.

Buckie Dobson explained the bond beam issue uncovered during renovation and the necessity of repairing it for a cost of \$5,850.00

Motion was made by Marnee Bolen to complete the bond beam removal, rebar installation, bonding adhesive application and hydraulic concrete installation; Seconded by Karen Moorhead. Motion passed 5-0.

Chad Seay asked if a pressure test was scheduled and Buckie Dobson confirmed that it will be performed.

Pool Surround:

Buckie Dobson explained the pool deck removal and replacement and provided samples of pavers, travertine, standard concrete, integral colored standard finished concrete, integral colored standard finished concrete, heavy stone stamped and integral colored free flow pattern concrete and integral colored and stamped concrete with defined pattern area. Mr. Dobson also clarified the areas of bottom deck (area surrounding the pool and below the steps from the front and the steps to the clubhouse) and the upper deck (area above the bottom deck which includes all exposed aggregate). The fund allocation shall be 50% as soon as possible to order materials, 25% when they begin laying the surround and 25% upon completion of laying surround.

Motion was made by Marnee Bolen to select the Antique Pewter pavers to bottom deck for a cost of \$50,862.50 in the allocated portions as stated; Seconded by Karen Moorhead.

Motion passed 5-0.

Financial Allocation:

Randal Hamilton moved to allocate an additional \$61,000 from the general reserve to the pool renovation project fund, increasing the total authorized amount from \$80,000.00 to \$141,000.00. These funds are to be used exclusively for unanticipated or board-approved enhancements or overages related to the current pool renovation. Any further increases will require additional board approval. As part of this motion, Mr. Hamilton requested that the Treasurer provide an updated breakdown of expenses and remaining project funds at each board meeting until the renovation is complete; Seconded by Marnee Bolen. Motion passed 5-0.

Randal Hamilton moved to allow the Treasurer to transfer \$141,000.00 from the money market account into the HOA checking account as needed, in accordance with the board's prior allocation for the pool renovation project, should an amount be needed in excess of the balance in the money market account. This transfer ensures that the designated funds are available for timely payment of pool-related expenses, while preserving the remaining checking account balance for general operating costs throughout the year; Seconded by Karen Moorhead. Motion passed 5-0.

Randal Hamilton moved that the Board Ratify the previously issued check in the amount of \$33,641.00 to Oasis Pool for work covered under the allocated pool renovation capital

improvement funds. He further moved that the remaining portion of currently allocated funds be authorized for payment to Oasis Pool in accordance with the approved project schedule outlined in the contract and terms of agreement, including progress payments of 25%, 10% and 10%. Any final or additional funds allocated to this project at a later date shall be subject to separate Board approval prior to disbursement; Seconded by Marnee Bolen. Motion passed 5-0.

Adjournment

Motion to adjourn the meeting was made by Priscilla Elliott; Seconded by Karen Moorhead. Motion passed 5-0.

Meeting adjourned at 7:30 p.m.