

WHISPERWOOD HOA

BOARD MEETING MINUTES

April 3, 2025

Location: Groves Branch Library

Time: 7:00 PM

Disclaimer:

The following minutes were taken and prepared by an unknown Secretary Pro Tem designated at the meeting. These minutes are therefore presented as received. Afterward, a member present at the meeting provided an audio recording to the Secretary, who transcribed the proceedings and created a corrected version of the record, titled "Secretary's Addendum – Transcription from Audio Recording," is included on the Reports tab for transparency. Both versions are available, and a transcript will be provided upon request.

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.

1. 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:

2. 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.

3. APPROVAL OF PREVIOUS 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".

MOTION:	Approve the March 6, 2025 minutes with the change.
Moved:	Randal Hamilton
Seconded:	Bryan Foley
Vote:	Passed (4-0)

4. APPOINT DIRECTOR / ELECT VICE PRESIDENT

President **Randal Hamilton** nominated **Jerry Ramirez**. Member at large, **Priscilla Elliott** nominated **Karen Moorhead**.

NOMINATIONS: **Randal Hamilton** nominated **Jerry Ramirez**
 Priscilla Elliott nominated **Karen Moorhead**

After multiple tie votes and each nominee were allowed to speak, the nominees agreed to settle the appointment by a coin toss...

Coin Toss: **Karen Moorhead** appointed to the board

NOMINATIONS: **Randal Hamilton** nominated **Marnee Bolen** for Vice President
 Priscilla Elliott nominated **Karen Moorhead** for Vice President
VOTE: **(3-2) Karen Moorhead** elected Vice President

5. MEMBERS 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.

6. PRESIDENTS 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. **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.

7. TREASURER'S REPORT

See Report of monies collected to date and current disposition of past funds.

ACTION: 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.)

8. SPRINKLER REPAIR ON CIRCLE

Pool leak inspection-

MOTION: Pay leak inspection
Moved: **Priscilla Elliott**
Seconded: **not recorded**
Vote: **Unanimous**

MOTION: Sprinkler system bill of \$185, Attorney bill for bylaw review \$543, Office Depot "signage" via Randal Hamilton

Moved: **Bryan Foley**
Seconded: **not recorded**
Vote: **Unanimous**

MOTION: Utility bills remain on automatic draft

Moved: **Priscilla Elliott**
Seconded: **Bryan Foley**
Vote: **Vote not recorded**

9. 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. (All bids required the same percentage down of 50%.)

MOTION: accept the bid from Oasis Pool
Moved: **Bryan Foley**
Seconded: **Karen Moorhead**
Vote: **Unanimous**

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".

10. POOL SURROUND ADVISORY GROUP

MOTION: Create the advisory/aesthetic's group..
Motion: **Bryan Foley**
Second: **Renee Guthrie**
Vote: **Unanimous**

Discussion was had regarding concrete versus pavers.

MOTION: Get surround pricing from Oasis Pools.
Moved: **Bryan Foley**
Seconded: **Karen Moorhead**
Vote: **Unanimous**

(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.)

11. 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.

ACTION: Vice President **Karen** will follow up.

Information regarding private pool party rentals was needed with tax deadlines coming.

ACTION: Proxy **Bryan** will follow-up with Vice President **Karen**.

12. WHOA WEBSITE

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

13. ADJOURNMENT

MOTION: Adjourn

Motion: **Priscilla Elliott**

Second: **All**

Vote: **Unanimous**

Meeting adjourned at 8:40 p.m