

WHISPERWOOD HOA

BOARD MEETING MINUTES

Meeting is invalid

February 6, 2025

LOCATION: *Groves Branch Library*

TIME: *6:00*

BOARD MEMBERS PRESENT:

Randal Hamilton, President

Robert Guerrero, Vice President (will be recording the minutes of the Board Meeting)

Marnee Gamble Bolen, 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 6:01 pm. A quorum was met to proceed with the Board Meeting.

THE BOARD WENT ON TO COVER THE AGENDA ISSUES:

GOVERNANCE:

Mr. Jack Stoffregon had submitted a proxy document prepared by **Priscilla Elliott** giving him the proxy vote for her in her absence of the February 6, 2025 Board Meeting. Document was in order and accepted by the Board members in attendance.

Randal Hamilton presented information regarding the posting of the agenda for board meetings and the time that was required to meet deadlines to notify community members. He stated that in the process of creating the agenda, the President could set the agenda if needed. He then addressed community members present that if at any time anyone wanted something on the agenda for a Board meeting, all they had to do was contact him to get the item on the agenda. He then went on to address the members of the Board that in order to have Points of order in special meetings, the Board member had to be present.

APPROVAL OF PREVIOUS MEETING MINUTES

Randal Hamilton stated that the January 8, 2025 Board meeting minutes had been posted before approval at the next Board meeting which would have been the February 6, 2025 Board meeting. A motion had been approved that the minutes had to be approved by the board at the next board meeting before the posting of the minutes of the prior meeting. The webpage posting was premature.

MOTION: Accept January 8, 2025 minutes.
Motion: **Marnee Bolen**
Second: **Robert Guerrero**
Vote: Passed unanimously **(3-0)**

MEMBERSHIP COMMENT

Geri Irving wanted to clarify that the Pool Committee was no longer involved in pool affairs. **Randal Hamilton** affirmed that the pool committee did not have to monitor pool concerns.

Another community member expressed concern as to who was monitoring the pool since the pool committee was no longer doing it. **Randal Hamilton** explained that the pool was undergoing a series of inspections and tests, that would suffice until everything was in place. Recommendation was made by community member that a pool committee be set up to take care of the pool. **Mr. Richard Klopp** volunteered to be on the committee to address pool concerns. **Randal Hamilton** stated that the pool monitoring concerns would be addressed.

ACTION: Randal Hamilton to address pool monitoring concerns.

PRESIDENT'S REPORT

Randal Hamilton reported that the insurance claim on the roof repair was being addressed. **Robert Guerrero** stated that **Priscilla Elliott** had already received a check and had been deposited on that claim. **Randal Hamilton** asked if could get a copy of the insurance claim final paperwork from **Priscilla Elliott**. **Robert Guerrero** said he would get with **Priscilla Elliott** for that paperwork.

Robert Guerrero went on to report that **Priscilla Elliott** had made contact with the city and that preparations were being made to test the traffic on N. Troy Avenue to determine if speed bumps would be placed on that street. **Robert Guerrero** also reported that the city had been contacted about city water meters and their use on **Whisperwood** property and the water use charges. We are waiting for a report on that concern.

Randal Hamilton reported on the **Annual Meeting** and how well it went. Complimented the group that handled the voting procedures. A corrected report on votes was submitted to **Randal Hamilton** with the following results: 9 absentee votes; 37 proxy votes; and 41 registered votes which totaled 87 total votes.

Randal Hamilton then asked for input on how to improve the next year's **Annual Meeting** voting situation. There was some discussion about electronic voting and its effectiveness, getting it in place, and cost.

ACTION: Robert Guerrero to get Insurance Claim from Priscilla Elliott.
Priscilla Elliott to hear from City with a report on the water meters.

TREASURER'S REPORT

Randal Hamilton introduced the Secretary Report Summary by **Rehj Hoeffner** on Meeting Irregularities and reading them to the Board and community members.

After reading a few statements, **Marnee Bolon** stated that the reading was not relevant to read at this time and place as the Secretary's report was not the posted agenda, only the Treasurer's report.

MOTION: To remove the Secretary's Report from the Whisperwood website.
Motion: **Marnee Bolen**
Second: **Robert Guerrero**
Vote: Passed unanimously **(3-0)**
Jack Stoffregen abstained as he said he had not read the report and was not up to date on the situations of the Secretary Report Summary.

Marnee Bolen brought up for discussion on getting the Board to consider approval of payment for any bills over \$100.00 dollars. Concerns discussed on this issue were paying bills on time since the board would be meeting only once a month, would it require special Board meetings to approve some payments, and was there really a need to consider the idea. After some discussions, some ideas were presented that addressed most of the issues.

MOTION: Board approve all bills over \$100.00 before being paid.
Motion: **Marnee Bolen**
Second: **Robert Guerrero**
Vote: Passed unanimously **(4-0)**

OUTSTANDING BILLS

Randal Hamilton reported he had received invoices from: **Attorney Robert Carper** (\$375.00); **Prime Pools** leak testing and winterizing of pool (\$967.76); and **Office Depot** receipts of \$14.99, \$45.11, \$2.55, \$5.11 (total: \$67.76) to be reimbursed to **Randal Hamilton**.

WHOA WEBSITE

Randal Hamilton presented information on the **Whisperwood HOA** website and the history behind it. Question was raised by **Randal Hamilton** should the WHOA have its own website. Discussion on domain concerns, cost, difficulty in maintaining one, and who would be responsible running it. Question was asked if **Rehj's** son would sell the website to **Whisperwood**. Discussion that if the website could not be bought, were there people or services to where **Whisperwood** could reach out to. There were several suggestions and places that might be considered if **Whisperwood** could not purchase current website. There was some discussion as to who would run the website. It was recommended a third party would and that Board members would not.

MOTION: Approach Rehj about her son selling the website to the Association.
Motion: **Robert Guerrero**
Second: **Marnee Bolen**
Vote: Passed unanimously **(4-0)**

POOL REPORT

Randal Hamilton reported on the progress of the pool project. He stated the **Prime Pool's** testing had revealed there were multiport malfunctions and could be the cause of the water leak. The report by **Prime Pool** presented an estimate to repair the multiport malfunction which could possibly avert more expensive repairs on the pool project. The cost to repair the multiport malfunction is \$1,190.75.

MOTION: Approve \$1,190.75 to repair multiport malfunction
Motion: **Marnee Bolen**
Second: **Robert Guerrero**
Vote: Passed unanimously **(3-0)**

BYLAW REVISION

Randal Hamilton reported that he was getting ready to follow **Tim Collins** advice and look in what would be the best way to address the revision of the **Whisperwood** bylaws with attorney **Robert Carper**. There was some discussion on how to approach that considering the number of votes needed to approve any changes.

BOOKKEEPER DISCUSSION

Randal Hamilton brought before the Board the consideration of attaining the services of a bookkeeper. He discussed that we had been seeking an accountant since the one **Whisperwood** had was no longer available since the accountant had retired. **Marnee Bolen** reported that a recommendation was made to her. The recommendation was both a bookkeeper and tax preparer. **Randal Hamilton** then asked for her information and would visit with her to get information.

ACTION Marnee Bolen to provide accountant information to Randal Hamilton.
Randal Hamilton to seek out an accountant and tax preparer.

ADJOURNMENT

MOTION: Adjourn meeting.
Motion: **Jack Stoffregen**
Second: **Marnee Bolen**
Vote: Passed unanimously **(4-0)**