

WHISPERING WOODS HOMEOWNERS' BOARD MEETING: FEBRUARY 15, 2023

Present: David O., Dan, Renee, George, Beth and Manager Karen Guider

The meeting was called to order at 6:03 p.m. A quorum was present.

1. George moved that the minutes from December 21, 2022 and January 18, 2023 (2) be approved. David seconded. Approved unanimously.

2. Treasurer's report: \$8500 cash
16,500 deferred maintenance
5900 delinquencies
6800 prepaid

The January payment to Mugrow was \$3000 over—Karen will adjust.

The pool electricity bill was over \$800, which is high. George will check the heater.

Trash has not been paid for the month—Karen will check.

Final payment was made to Platinum ending our tree contract.

Water bill is back to normal. Still waiting to hear about the refund.

All bills should be cleared by Renee before payment.

3. Water heater update: Installation date is February 21.

4. Dog issues: Our documents do not allow for having dogs above 25 pounds. To change this rule requires an affirmative vote of 75% of the owners and legal action. Service dogs and support dogs are exempted with the correct documentation. David moved and George seconded that the owners be sent the appropriate forms with to be returned within 30 days. Unanimously approved.

Dog owners with dogs over 25 pounds will be sent the necessary forms and will have 30 days to return them to Manager Karen. (Since this meeting, the Board is aware of a third oversize dog and to follow policy they will also be sent a form.)

5. Becker Law bills were approved for payment.

6. Sidewalk cleaning: Karen has received one bid. David will remit the name of our usual cleaner to Karen for a quote.

7. Lawncare contract: We have received a bid from Larose Lawns for \$3400/month without irrigation. They did our lawncare from 2015 until 2022 with few problems. The bid was referred to the Landscape committee. Karen has another bid in the works. Start day will be April 1. Board will approve LaRose with Landscape approval barring a better bid. George opposed.

8. Request from owner to reimburse her for tree limbs she had cut down due to insurance demands. At the time of the trimming, the Board had been informed by Ken's tree Service that there was no danger in the limb falling on the roof and had rejected owner's request for service.

Renee moved and David seconded that the Board will not entertain reimbursing an owner for work that has not been approved by the Board. Passed unanimously.

David moved that the Board reject the request for reimbursement. George seconded. Passed unanimously.

9. Owner application to the HOA for purchase of a unit: The Board supported the development of a short form to notify the HOA of a potential purchase and to ensure that potential purchasers were aware of the HOA documents and restrictions. Karen will work on a short form for us to use.

10. Compliance Committee: Handout on the process for the compliance committee. The Board will make all decisions on when a fine is to be levied. The Compliance Committee serves as the appeal committee for Board action only, to hear the owner's rebuttal for the fine. Fines can be up to \$100/day to a maximum of \$1,000. David will review and incorporate these rules into the current rule document.

11. Board training is required by law of all board members—must be certified. Only has to happen once. Contact Karen to sign up for the training.

12. Pool house rental agreement. To ensure no HOA liability, Beth moved that we adopt a \$100 refundable fee for the use of the pool house with a requirement that event insurance also be purchased by the user. George seconded. Motion passed with David opposed. Karen will develop a simple form.

13. Road Work: The road will need to be stripped, sealed and coated soon. Estimate from the firm that did the original work is \$6,331. Karen was asked to seek additional bids.

14. Water metering: As a proposal was not available, this will be adjourned until the next meeting.

15. Irrigation questions raised: Karen and George will walk the complex with TJ-our contractor.

16. Meeting adjourned as of 7:10 pm

15. Resident comments followed.

Respectfully submitted,

Beth Hovind