

The April 17, 2024 Whispering Woods HOA meeting had two separate agendas. In addition to the regular BOD meeting there was a special assessment meeting regarding the replacement of the two pumps at the community lift station.

The special assessment meeting commenced at 6:05pm with Beth, Renee, David C., George, Gary, Dan and Magda in attendance. A quorum was established.

Magda presented to the board and HOA attendees a special assessment of \$22,582.56 to cover the cost of replacing the two pumps at the lift station. A group discussion was held and the board adopted a three month payment schedule at \$160.16 per month beginning June 1. This was motioned by David C. and seconded by George.

There was no further input from the homeowners present at the meeting and the special assessment meeting was adjourned at 6:17pm.

The regular BOD meeting commenced at 6:20 Beth, Renee, David C., George, Gary, Dan and Magda in attendance. A quorum was established. The March, 2024 BOD minutes were motioned by George and seconded by David C.

1. Renee presented the financials with \$17708.78 in the operating account and \$22605.97 in the reserve fund.

2. Pat King and Mary Kemp from the landscape committee met with Millennium landscaping and brought up the following:

- a. Millennium is responsible for lawn service, irrigation, power washing and leaf removal.
- b. Four sprinkler heads were replaced by Millennium.
- c. Due to changing climate conditions Millennium thought planting new Azalea's would not be a good idea.

There were several complaints that Millennium was not removing the leaves after blowing them but was blowing them back on to properties. Magda will reach out to Millennium regarding this.

Another discussion was held regarding the suggested removal of trees recommended by several arborists. With such trees being on community property the board agreed to send the affected homeowners a letter stating we will be removing the trees in question.

George motioned and David C. seconded this approval.

Further discussion on tree maintenance will be discussed at the next meeting.

3. Magda presented the following from the manager report:

- a. There are three delinquencies over 90 days
- b. The ROE for Spectrum was submitted to Robert Kelly on behalf of Ameritech.
- c. The signed and notarized Certificate of Amendment to the Declaration of Covenants was sent to the attorney and they will notify the HOA when the process is complete.
- d. A cancellation letter was sent to Waste Management to end service on August 1, 2024. Magda will reach out to various vendors.
for updated bids.

Once again our community has new tenants with oversize dogs violating our bylaws. Unfortunately the new tenants were unaware of the policy. It is the responsibility of the homeowner and/or realtor to present the bylaws to the tenant and if not they will be subject to being fined. This issue will again be taken up at the May BOD meeting.

As the meeting was ending Nadine informed the group that a representative from the Klosterman Preserve group would like to bring us up to date on the status at our next meeting. The board agreed that this was a good idea.

No further discussion took place and the meeting adjourned at 7:17pm.

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