

Whispering Woods HOA Association

Board of Directors Meeting

March 19, 2025 @6pm

Pool Cabana

The meeting was called to order at 6pm with David, Renee, Gary, Dan and Magda in attendance.

A quorum was established and the Proof of Notice of the Meeting was approved. The February 12, 2025 minutes were motioned by David and seconded by Renee with unanimous approval.

The meeting began with David Gee from Plumbing Detectives providing a detailed description of multiple homes in Whispering Woods where root intrusion and drain pipes collapsing need to be addressed to prevent more costly repairs if the situation becomes worse. Eight properties were identified with varying degrees of failure.

The estimated cost of the plumbing repairs is about \$33,000. Upon discussion it was decided to repair the three properties of immediate concern and then decide how to deal with the remaining properties.

The three properties of immediate concern are 1980, 1917 and 1919.

The cost of the above inspection was \$4750 and was submitted for approval.

Officers reports.

Renee reported that as of February 28, 2025 we had \$7440 in operating expenses and \$57225.08 in

deferred maintenance. These are good numbers, but our aging community has several costly maintenance projects pending. Renee mentioned our February water bill was \$5000, a 25% increase from January. In light of this a letter will be sent to homeowners to limit excess use of our valuable water.

David brought up our continued issues with landscaping and irrigation and thought that conglomerating these with a single provider rather than multiple providers would streamline the operation and allow for easier communication.

The board agreed to this and we will be pursuing alternatives for the current situation.

Gary has been working closely with Conserva Irrigation and Conserva's report on restoring our system is soon to arrive. Our current irrigation system is overworked due to age and storm damage, and we look forward to restoring its capacity.

Our chain-link fence repairs have been made, and it looks good. Pat and Mary, our landscape committee,

have been working with landscapers to determine the best options to restore the missing hedgerow. We are very thankful for their time-consuming efforts.

Magda presented the following in her managers' report:

1. Our homeowner at 1986 asked if outdoor electrical breaker replacement was a responsibility of the

HOA. It was determined that the bylaws do not state this and repair is the homeowner's responsibility.

2. 1863 Whispering Way was invoiced for damage caused when their vehicle damaged the rubber hose used to sealcoat our road.

3. The lift station panel control was completed and payment of \$10689.27 was submitted.

4. Notice of Intent to record a claim of liens were sent to homeowners at 1870 and 1904 Whispering Way.

5. We are getting bids to trim the branches at 1868 per the Citizens Insurance report.

The Board Meeting ended at 7:30pm.