

WHISPER CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 13, 2023

Minutes of the Board of Directors Meeting of the Whisper Creek Homeowners Association, Senoia, Georgia held at 60 Bobtail Run at 4:00 p.m. on the 13th day of August, 2023.

Call TO ORDER

Board member Mark Richards called the meeting to order at 4:00 p.m.

ROLL CALL

Present: Mark Richards, Tom Van Hoozer, Mike Mahoney, Sonja Dobek , Toni Dyer

PRESIDENT'S REPORT

- Thank you to Sonja Dobek for the lighting project at the entrance and researching signs.
- Proposed amendment to covenants regarding fines to be discussed.

SECRETARY'S REPORT

- July minutes approved via email and posted to the website.
- 8 Pintail Pt closing letter requested and sent for new owners Timothy and Katherine Adkins as of 07/31/2023.

TREASURER'S REPORT

- July Balance Sheet and Income statement submitted. Sonja Dobek motioned to accept, Tom Van Hoozer second, motion carried.
- Lighting Project to date – amended amount \$5,648.00

OLD BUSINESS:

- Mark requested discussion/vote for 50 bales of pinestraw at front entrance right side. Approximately \$275.00. All in favor and voted yes.
- Sonja- Electric and Lighting project installation completed. Issue with lighting and it was determined that 4 lamps were malfunctioning; under warranty and returned – waiting on replacement lamps. Max of 7 watt bulbs and discussion of adding lights to improve brightness.
- Sprinkler System Update-Quoted \$1500 to relocate the box. Let it continue to run on solar or pull wire across the street. Agreed to leave for now. Leak in

system is to be looked at Aug. 17th. Decision made to leave the system off due to rain.

- Update and review of Street Sign Proposal- Estimates received from A Sign Group totaling \$16,386.93 and Safety Signal Co., Inc. totaling \$7,661.03. Sonja to check with the county regarding procedure to change signs. Sonja discussed dividing the project into 2 phases: half this year and the rest 2024. Mike suggested that we complete front entrance evaluate from there. All agreed. Tom submitted information for a flashing speed limit sign approximately \$1500. A Battery operated radar up to 600 ft is approximately \$3000. Signage will be put to a vote at the next meeting following further discussion of speed limit signs.
- Cul-de-sac Meet & Eat: Agreed to combine it with the Annual HOA Meeting on October 22.

COVENANT NON-COMPLIANCE COMPLAINTS AND FOLLOW-UP

- Registered letter to be sent to 172 Whisper Creek – following 60 days and previous letter.
- Mark will submit recommendation of homes to be considered for a “Do Better Letter.”

NEW BUSINESS/OPEN DISCUSSION

- Mike submitted a draft for a Proposed Amendment to the Whisper Creek Protective Restrictions and Covenants to be potentially considered at the annual meeting.
- Brad Dyer spoke regarding ability to fine and the meaning of “damages” and the right to collect fines. Noted the writing in the covenants as ambiguous.

HOA ANNUAL MEETING PLANNING

October 22, 2023 at Freeman-Sasser Building 2pm Meet & Eat followed by annual meeting at 4 pm. Mark and Toni to work together to notify homeowners via flyers and posting of signs.

NEXT MEETING

September 7, 2023 7 pm at Dyers home 60 Bobtail Run.

ADJOURNMENT

Mark motioned to adjourn at 5:43 pm.

Minutes submitted by Toni Dyer, Secretary

