WHISPER CREEK HOMEOWNERS ASSOCIATION
ANNUAL HOA MEETING
OCTOBER 22, 2023

Minutes of the Annual Meeting of the Whisper Creek Homeowners Association held at 423 Parks Road, Senoia, Georgia at 4:00 p.m. on the 22nd day of October 2023.

Call TO ORDER

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

ROLL CALL

Board Attendees
Mark Richards, Mike Mahoney, Toni Dyer

Homeowner Attendees:
Carl & Alice South
Christian Farinas
Cathy Richards
Tony Vaughn
Brad Dyer
Barbara & James Goff
Wendy Jackson
Ellie Foster
Chris & Angie Northrop
Margot Buckley
Beverly Haag
Kara Will
Kyle Millikin

OPENING REMARKS

- Mark welcomed and thanked everyone in attendance as well as current Board and ACC members, and thank you to Cathy Richards for preparing tacos for the social hour preceding.

- **MINUTES:** Barbara Goff motioned to accept the prior year's annual meeting minutes. Alice South seconded, all in favor. Motion carried.

- The CEC is added back in – The ACC and CEC committees will be combined moving forward.

SECRETARY'S REPORT

- We are current with the state of Georgia and the Secretary of State's office. Will send updates to the board meeting after the meeting and vote.

TREASURER'S REPORT

- All dues were paid last year – two homeowners late and incurred late fees.

- Budget came within $300 of expectations. Water and power were the exceptions. Two leaks noted with water expenses. Solar panel not working and led to complete electrification of the front entrance – Georgia Power servicing lights and irrigation system panel.

- Budget is optimistic. Power is an estimate due to no track record.

- Capital expenditures of $8,000. Surplus of $18,000 now at $10,500. Still adequate surplus. Retainage equal to or 1.5x revenue is a safe place to be.

- Solar Panel to be sold and proceeds returned to the HOA.

- Motion made by Alice South to accept the financials and the treasury report. Tony Vaughn seconded. All in favor. Motion carried.

PRESIDENT'S REPORT

HOA Status & Operational Overview:

Board goals for the 22-23 Term

- Continue to protect home values .
- Transparency through communication and timely posting of meeting minutes.
- Broaden sense of community.

- Front entrance project completed: Electrified via Georgia Power, old solar panel removed and new panel installed to allow efficient lighting dusk to dawn. Reliable irrigation of landscaping due to new sprinkler system controller in place now. The irrigation system will be winterized November 20 and be up and running in the spring.

- Much appreciation to Sonja Dobek who spearheaded the project.

- New perennial plants and pinestraw to be applied. Please see Cathy Richards with Catscapes and the drawing she has prepared.

- Overall good shape. A few owners needing to do better. The CEC will be in touch with homeowners regarding corrections of violations.

- Transparency: The meeting minutes are posted in a timely fashion as well as distribution of newsletters. Homeowners are always welcome to attend the board meetings.

- Cul-de-sac get togethers are a goal.

HOMEOWNER COMMENTS (3-MINUTE LIMIT EACH);

- Christian Farinas:
  The new project at the front – great addition and thank you.

- Barbara Goff:
  Concern regarding speeding in the neighborhood. Can we put it in the newsletters? Mark suggested adding the non-emergency phone number to report to the Coweta County Sheriff. Discussion regarding a variance for signs in yards to address speeding.

- Angie Northrop:
  Speedbumps? Mark stated Coweta County will not allow. Look into signs that have solar flashing.

- Margot Buckley:
  Addition of signs posting the speed limit to bring more attention. Representing Pintail Point families at her end – happy to host a gathering again.

- Tony Vaughn:
  Blind Hill sign? Few residents speeding, mainly Fed Ex, UPS, Amazon… Mark suggested for Coweta County to evaluate our signage. Street weeds: HOA to spray. Thank you to the board.

- Chris Northrop:
  Coweta County Parcel Map shows owners. Also look into cameras regarding speeding.

- Beverly Haag:
  Amendment to place signs in yard to address speeding? Here for 6 years and roster for families available? Noted improvement in homes. Mark to put roster in the newsletter.

- Alice South:
  Thank you to Mark Richard for cutting grass at entrance.

- Kara Will:
  Thank you to everyone who has served and appreciation for lights at entrance especially with new drivers.

- Cathy Richards:
  Good with the neighborhood. A few need some work. Everyone talk with your neighbors.

- Brad Dyer:
  No mention of speed limits in covenants – not a HOA issue. Call the Sheriff.

- Kyle Milliken:
  Looking forward to Quarterly cul-de-sac gatherings

10 MINUTE RECESS TO COUNT BALLOTS 4:42 PM

BALLOT RESULTS:

- **2023-2024 BOARD MEMBERS**

  Mark Richards
  Tom Van Hoozer
  Michael Mahoney
  Sonja Dobek
  Toni Dyer
  Tim Adkins

- **2023-2024 ACC/CEC MEMBERS**

  Brad Dyer
  Beverly Haag
  Cathy Richards

CLOSING OF MEETING

- Mark thanked everyone for attending.

- Angie Northrop motioned to adjourn the meeting. Kara Will seconded. All in favor. Motion carried. Meeting adjourned at 5:04 PM.