WHISPER CREEK HOMEOWNERS ASSOCIATION
ANNUAL HOA MEETING
OCTOBER 13, 2024

Minutes of the Annual Meeting of the Whisper Creek Homeowners Association held at 423 Parks Road, Senoia, Georgia at 3:00 p.m. on the 13th day of October 2024.

Call TO ORDER

Board member Mark Richards called the meeting to order at 3:05 p.m.

ROLL CALL

Board Attendees
Mark Richards, Mike Mahoney, Toni Dyer, Tim Adkins

Homeowner Attendees:
Carl & Alice South
Cathy Richards
Barbara Goff
Chris & Angie Northrop
Kathryn Adkins

OPENING REMARKS

- Mark welcomed and thanked everyone in attendance as well as current Board and ACC/CEC members.

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

- **Ballots:** Collected. ACC and CEC combined on Ballot.

SECRETARY'S REPORT

- We are current with the state of Georgia and the Secretary of State's office.

TREASURER'S REPORT

- All dues were paid last year – No late fees.

- Income Statement discussed. Currently running at a break- even basis.

- Balance Sheet - $10, 258.91 - Reasonable surplus for HOA to have.

- Budget Tracker – slight loss. Next year expecting a slight deficiency $110. Includes no capital expenditures for the next year. The new board will think about improvements.

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

PRESIDENT'S REPORT

HOA Status & Operational Overview:

- Home values retained.
- Front Entrance project completed. The sprinkler system now runs without issues and is connected to the new power source. Electrification of lighting complete and the solar panel is disconnected.
- No major projects scheduled for 2024-2025
- Covenant Compliance – A few homeowners consistently out of compliance. The ACC/CEC reaches out to bring a personal touch, as well as sending a letter.

Covenants expire 06/06/2026. The benefits of HOA are as follows:

1. Protect the integrity of how the land is used – NO RENTAL PROPERTIES.
2. Home and Yard Maintenance, Restrictions of vehicles, RV Parking.
3. Livestock and Poultry Restrictions.
4. Uniformity in the neighborhood.
5. Increases property values.

Dues have not been raised in 18 years. Costs have been increasing since 2006.

Mike Mahoney – Under Georgia law – 2/3 vote of every homeowner – 35 votes are needed to renew the HOA. We do not want to wait until June 2026 to do so. We will be contacting homeowners in the coming year.

- Chris Northrop: Any thought to review the covenants? Rethink? Mike Mahoney – No. Rather renew all then revisit after renewing the HOA.
- Kathryn Adkins: Enacting fines? Last year it was considered. Mike Mahoney – We would rather not fine.
- Chris Northrop: Can we hire to address the problem? Mike Mahoney – yes but limited. Mowing a yard is ok for example. Mark Richards – HOA pays upfront when hiring a company. Would rather continue to talk with people first.

OLD BUSINESS

None

NEW BUSINESS/OPEN DISCUSSION

HOMEOWNER COMMENTS (3- MINUTE LIMIT EACH)

- Alice South – Is a NO OUTLET sign possible? Mark will ask the county.
- Carl South –Traffic is a problem.
- Cathy Richards- Flowers for the front entrance are bought in Michigan to save money. Any suggestions for flowers, please send before May 2025.
- Chris Northrop – Thank you to the board. Dues need to be increased $25 or even up to $150 total because of the increase in costs.
- Angie Northrop – Can we decorate the mailboxes this Christmas again? Fun! Speed tables?
- Kathryn Adkins- Speed tables.

10 MINUTE RECESS TO COUNT BALLOTS 3:44PM

BALLOT RESULTS:

- **2024-2025 BOARD MEMBERS**

Mark Richards
Tom Van Hoozer
Michael Mahoney
Toni Dyer
Tim Adkins
Christopher Northrop

- **2024-2025 ACC/CEC MEMBERS**

Brad Dyer
Cathy Richards
Tony Vaughn

CLOSING OF MEETING

- Mark thanked everyone for attending.
- Angie Northrop motioned to adjourn the meeting. Alice South seconded. All in favor. Motion carried. Meeting adjourned at 3:58 PM.

Minutes submitted by Toni Dyer, Secretary