

**WHISPER CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 14, 2025**

Minutes of the Board of Directors Meeting of the Whisper Creek Homeowners Association, Senoia, Georgia held at 60 Bobtail Run at 7:00 p.m. on the 14th day of July, 2025.

Call TO ORDER

Board member Mark Richards called the meeting to order at 6:59 p.m.

ROLL CALL

Present: Mark Richards, Tom Van Hoozer, Mike Mahoney, Tim Adkins, Chris Northrop, Toni Dyer

PRESIDENT'S REPORT

- Mark thanked all for attending.
- Tonight's meeting to focus on discussion of renewal of covenants.
- Review announcements timeline for annual HOA meeting held in October.

SECRETARY'S REPORT

- May meeting minutes approved and posted to website.
- 112 Pintail Pt. – A copy of covenants and by-laws will be distributed to new homeowners.

TREASURER'S REPORT

- Balance Sheet and Income Statement distributed. Tim motioned to approve, Tom second, motion carried.
- Water bill is running at \$28.70 and electricity bill is \$45-\$46 a month.

OLD BUSINESS

- Covenant renewal ballot forms to be drafted by Mike. Decision to opt for 10 or 20 years? Forms will be distributed at the October annual meeting followed by a redistribution for those not voting at the annual meeting.
- October 26, 2025 Annual HOA meeting will be at 3 p.m. South Pintail Pt. in the cul-de-sac.

NEW BUSINESS/OPEN DISCUSSION

- Annual meeting preparations: 1st announcement to be distributed to homeowners July 28, 2025.
- Front entrance maintenance proposal – Insured quotes only. Tim will post on Facebook site asking for homeowners’ recommendations.
- Cameras – Chris will let Ethan know camera is on hold for now due to covenant renewal focus.
- Trees overgrown on Whisper Creek Dr. – Tom will call county to have the trees trimmed.

DATE/TIME OF NEXT MEETING

- August 27, 2025 7 p.m. at Pearl & Pine.

ADJOURNMENT

- Tom motioned to adjourn at 8:03 pm. Chris second, motion carried.

Minutes submitted by Toni Dyer, Secretary