

**WHISPERING WINDS SUBDIVISION
HOMEOWNERS' ASSOCIATION**

Board of Directors Meeting

10-10-2022

Zoom Meeting

Minutes

1. **Call to Order-** Meeting called to order by President, Ted Heierman, at 6:00 P.M. A quorum was established with 4/5 Directors present using Zoom app. (Bob Wagner was absent).
2. **Proof of Meeting Notice-**Notice was posted on the Bulletin Board at entrance with the Zoom meeting instructions for joining the meeting using cell phone or computer.
3. **Minutes-Ed Sanders** motioned to approve the August minutes, 2nd by Mike Rivera and approved by all
4. **Financials:** Rick Whitman reported that the Operating Account had a balance on 9-30-2022 of \$46,747.64 and the Reserve balance was \$48,896.41 for a total of \$95,644.05. Rick reported that the Aging Summary shows no delinquent accounts.
2023 Budget Review-The Board requested that the Fertilization be included in the Lawn Care account on the Budget Worksheet. Rick will make the changes and send the Board a revised Worksheet.
ARC Requests-Rick Whitman reported that there were ten ARC requests submitted since the August Board meeting and that all were approved.
5. **Periodic Maintenance Events:**
 - a. Mike Rivera reported that the mulching of the entrance needs to be done. Rick Whitman will request a quote from Flawless.
6. **Old Business:**
 - a. **Signage-**Mike Rivera reported that the choice of colors for the Swoosh were put on the Next-Door website this past weekend for owners to choose their preference before the next meeting.
 - b. **Tree Amendment-**Rick Whitman indicated that a Certificate of Amendment would need to be signed and notarized by the President and Secretary and sent to the attorney. Rick will forward the document to Ted Heierman and Bob Wagner.
 - c. **CINC Systems and AXOS Bank-**Rick Whitman reported that the switch to CINC Systems by Fairway Management has been cancelled due to a lack of support from CINC.
 - d. **No Fishing Signs-**The Board reported that the four signs were installed by Bob Wagner on the banks of the two front ponds. with the
7. **New Business:**

- a. **Resident**-Mentioned that the options on the Next-Door website were hard to read. Mike Rivera will check and revise if needed.
 - b. **Resident**-Questioned when the owners have input into the budget calculations and was told that only if the expenditure was major and outside normal maintenance.
 - c. **Resident**-Requested that sidewalks be installed by the association in front of the vacant lots and was told that this was private property and not accessible by the Association and that this would be an unplanned expense. Ted Heierman offered to contact the city to see if they would install sidewalks.
 - d. **Resident**-Requested that the trees around the streetlights be trimmed.
- 8. Next Meeting-November 14, 2022, at Ed Sanders home at 3215 Soft Breeze Circle to approve the 2023 Budget.**
- 9.** Being no further business before the Board, the meeting was adjourned at 6:40 pm by President, Ted Heierman.

Minutes Prepared By: Rick Whitman, LCAM, Fairway Management