

Whiffletree Homeowners' Association

**W H O A**

Board Meeting

January 11, 2021

6:00 pm: The meeting was called to order by Jim. The meeting was held on Zoom due to COVID19 precautions.

2020-2021 Officers Attending (indicated with a ✓):

- ✓ Jim Skelly – President
- ✓ Tommy Mrazek – Vice President
- ✓ Bill Ostergren – Treasurer
- ✓ Lisa Kravitz – Secretary
- ✓ HB Bartz – Membership Committee Chair
- Tom Dixon – Beautification Committee Chair
- Angela Hurn – Social Committee Chair
- Tom Moore – Crime Watch Committee Chair
- ✓ Lucy Lorenzo – Welcoming Committee Chair

Minutes of November 16 Board meeting:

Bill moved, Jim seconded, Board approved.

Treasurer's Report – Bill

- Report through November was sent via email to the Board
- Paid landscaping and CoP paid.
- Cash balance is ~\$3000 less than last year.
- Extra expenses for the Caravan repair.
- Opinion is that the balance of the account is healthy.

Membership -HB

- Will start invoices for new year 3<sup>rd</sup> week in February.
- Key metric for Platinum award is participation of the residents, so want to start early to get memberships for 2021-2022.
  - Jim to get with our Neighborhood Services to determine the criteria for Best Neighborhood Platinum level since COVID restrictions prevent a lot of activities that would qualify.
  - Short-term lease prevention may get more people to sign up as members in order to cover legal costs.

Welcoming – Lucy

- Handing out Coffee mugs (can we buy those?)
- Bakery approved free coupons, but have not yet approved the flyer for the welcome packet.
- 53 likes on the Facebook page

Crime Watch – Tom Moore

absent

Beautification Report – Bill for Tom Dixon

Bill supplied detailed notes sent from Tom Dixon:

- **Completion of landscaping for Marchman and Harvey**
  - It is officially completed, and we have been reimbursed by the city
  - Bluebonnet Landscape did a very nice job (my opinion) and we have received numerous compliments from residents. Does the board like what we did?
  - Last item completed by the city was the replacement of the ground lighting.

- Still waiting for an irrigation schematic/diagram to aid us with future sprinkler repairs.
- This project cost the HOA nothing out of pocket.
- **Caravan landscape replacement project is in the planning stages**
  - The City Public Works Department is not nearly as generous and caring as the Engineering Department was for the Legacy project.
  - They have agreed to reimburse us a total of \$4,438.79 after the landscaping is completed. This is about half of what we received per bed on Legacy.
  - In addition, Public Works did not reimburse us for irrigation and electrical work required after the wall was rebuilt. Approx. \$4,000.
  - In the interest of not incurring additional out of pocket costs, we are working with another landscaping company, Bill Harris at Harris Landscape and Sprinkler. The \$4,438.79 the city agreed to reimburse us, is actually the low bid from Harris that I provided to them. The city rejected the higher bid provided by Blue Bonnett. Keep in mind that repair projects like Caravan operate under different rules than our engineering project on Legacy. Public Works will only agree to reimburse for replacement of exactly what was there, that they tore up.
  - Bill and I plan to meet with Mr. Harris on Wednesday to review his plan more closely, suggest changes as necessary, and move forward if we approve.
  - The Caravan landscape project will be attractive, I promise...and if we want to enhance it in the future we can apply for a mini Beautification grant.
  - Anticipating the project will be completed by the end of this month.
- **Christmas Lighting will be taken down by our vendor, Everclear, this week...planning on Wednesday.**
- **Tulips have arrived and will be planted this week or next.** The plan is to have Javier plant tulips at Marchman, Harvey, and Clymer. Harris Landscaping will plant tulips at Caravan when they do the landscaping. We have 1000 tulip bulbs, red and yellow (they are called "Big Ups") and if mother nature is good to us, they should look fabulous in the spring.
- **YOM Christmas awards (four of them) were given out and all residents were notified on Nextdoor.** There is also a story and pictures on our website. YOM will resume in April/May.
- **Looking for more Beautification Committee recruits.** I lose a few each year and would like the group to grow to about 20 members. We have 13 now. Advise if you know anyone who might be interested. Thanks!

Social – Angela  
absent

Fall into Fitness program with the City of Plano Neighborhood Services - Jim

- Whiffletree won Fittest neighborhood – The times put in by individual residents were amazing!

New topics:

AirBnB – 3400 Snidow

Jim spoke to a lawyer about this topic:

- Our Whiffletree V, VI VII Covenants do not mention short-term rentals, costs are minor to amend the covenants for each part of WHOA 3 docs – 1 for each division (V, VI, VII) – they can be combined into 1 covenant doc.
- \$800 charge to draft new covenants to be current legislation and City regulations. (per document?)
- Neighbors have expressed concern about activities that might happen at the house that would affect the neighborhood (like a "party house.")
- Enforcement is the difficult part of this – involving lawyers and huge expenses (money & time).
- Need to get 75% of 478 homes to vote for this change (359 homes)
- Jim suggested a survey of the neighborhood first to see if an amendment is desirable.

Discussion:

- Bill suggested we could amend just the separate covenant for each subdivision – might be easier to get 75% responding if we divide it up.
- City zoning does not cover Short term rentals. (Need to define short-term rentals.)
- Bill suggested the survey state that the issue was brought up by neighbors.
- Room rental vs. House rental
- Covenants are living documents, so they can change after houses are purchased.
- Bill moved to hire the attorney to update the covenants, Lisa seconded

Conclusion:

- Jim to contact an attorney to update the Whiffletree Covenants and investigate combining the 3 docs into 1 doc. The new Covenants will be placed on the WHOA website. Jim will notify residents in the WHOA Newsletter/Nextdoor/Facebook that the covenants are updated and available. Jim will also discuss the short-term rental issue and invite feedback. All present agreed.

Annual meeting:

Need a slate for 2021-2022 Board:

If not prepared to serve again, find your replacement.

We need to recruit people to be backups and groom to take over Board positions.

Jim moved to adjourn, Bill seconded, and Board approved.

6:50 pm Meeting was adjourned.

Next meeting is scheduled for February 15, 2021 at 6pm on Zoom.