

Whiffletree HomeOwners' Association
Board Meeting
September 20, 2021

6:05 pm: The meeting was called to order by Jim. The meeting was held on Zoom due to COVID19 precautions.

2021-2022 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

WHOA Resident Attendees

Curt Pool
Bob Gillard
Jess Martin
Drew Paterson
Meredith Beal
Barbara Starling
Suzanne Starling
Alan Kravitz
Mark Cunningham
John Nwosu
Danny Thornton
Sami Kiriaki
Michelle Sherman-Cheng
R. Duprie
Kenneth Pfannstiel
Lois Smith
MaryAnne Bartz
Marsha Crawford

Minutes of August 23,2021 Board meeting:

Tom moved to approve the minutes, seconded, Board approved.

Jim announced Commendation presentation at the next city council meeting. Everyone that comes, wear a Whiffletree shirt.

Social – Angela

- Nothing new. July 4th success with higher attendance than previous year.
- Winter event will be tentative in January
- New Social Committee members
 - Wendy McRell
 - Jenni Steele

Membership -HB

- 316 paid members
- Directory to be published soon
- HB will pack envelopes and is looking for volunteers to deliver

Treasurer's Report – Bill

- Accounts are aligned with the approved budget.
- Balance is ~ \$1700 more than last year at this time.

Welcoming – Lucy

- 16 new neighbors in August
- Visited 9 new neighbors so far.

Crime Watch – Tom Moore

- NNO: October 5 at Prairie Meadow park 6-8pm
 - Henry's Ice Cream treats (need a headcount for quantity, selections, etc.)
 - Water bottles
- Will post the info on Next Door and create an event.
- Lucy will publish on the Facebook page.
- Tom M to send the announcement to Jim to send in an email blast.
- Tom D. will put up signs and banners
- Bill reminded Tom to send the bill to him for reimbursement

Beautification Report – Tom Dixon

- YOM October, November
- YOM for Christmas lights in December
- Putting in the fall color in the entrance beds.
- Looking into Halloween decorations/lighting.

New Business

Modifications to the Whiffletree Covenants - Jim

- Jim gave an update on the vote count on the amendments to the Whiffletree Covenants to prohibit short-term rentals.
 - Jim explained the background and the process to amend the Covenants.
 - Current status of the voting:

Section	Approve	Oppose	% Approve	# Houses in Section	Required votes for 75% of houses in the section	% of required votes
V	56	5	92%	114	86	65%
VI	76	5	94%	184	138	55%
VII	79	2	98%	179	135	59%
Total	211	12	95%	477	358	59%

- Jim will send an email blast again to encourage people to vote
- After a couple of weeks, we will send volunteers door-to-door to the homes that have not voted.

Peanut butter Drive - Tommy

- \$2635.00 donated on the website (https://give.ntfb.org/site/TR?team_id=1437&pg=team&fr_id=1070) + Tommy as collected 83 pounds of peanut butter + \$50 cash. (Total: 2768 pounds)
- Saturday, September 25, 2-5pm. Will set up a table at Marchman & Wolfe Circle
- Tommy will advertise on Nextdoor and email blast.
- Banner is posted at the entrance now. Tommy will move it to his table on Saturday.

BEST Application - Jim

- Jim explained BEST to the addition attendees and to reapply due to expiration after 5 years.
- Preliminary Best application has been presented with a good feedback.
- 85 points to get Platinum neighborhood.
- Once application is submitted, a presentation will be required.
- Bill, Tom, Jim, and others worked on the application.

Neighborhood Garage Sale - Jim

- Tom out of town for the next two weeks, but Bill and HB have keys to the storage building to get the banner.
- No metal signs

Open Discussion/Questions

Drew & Meredith asked how to prevent people from abusing the amendment, either not following it, or falsely accused of breaking it.

Jim responded that he hoped it would not be abused. Some incidents would be better handled by PPD.

Drew asked if the lawyers had been consulted about abuse.

Jim: will check with the attorneys about misuse or abuse of the amendment

Danny Thornton: How will WHOA fund the legal costs of suing those who violate the covenant?

Jim: We have reserve funds that could be used but would attempt to talk with the neighbors first.

Danny: One could also file a complaint with Airbnb or VRBO.

Jim: will also check with attorneys

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

6:49pm Meeting was adjourned.

Next meeting is scheduled for October 25, 2021 at 6pm on Zoom.

After the meeting, Dan Christiansen of Plano Neighborhood Services Property Standards gave a talk about Property Standards.

2021-2022 board meeting schedule – continue virtual via Zoom

October 25, 2021

November 22, 2021

January 24, 2022

February 21, 2022

March 21, 2022