

Whiffletree Homeowners' Association
Board Meeting
January 16, 2023

7:05pm: The meeting was called to order by Jim. The meeting was held on Zoom.

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
- Bill Webb – Social Committee Chair
- ✓ Tom Moore – Crime Watch Committee Chair
- Jaya Bhakta – Welcoming Committee Chair

WHOA Resident Attendees

- Alan Kravitz
- JJ Martin
- Shubha Ramakrishnan

Minutes of November 2022:

- Jim called the meeting to order at 7:03pm.
- Jim moved to approve the minutes from the WHOA Annual meeting held in November 2022, Tom Moore seconded, Board approved.

Social – Bill Webb (absent) Jim reported.

Winter Social

- Evite RSVP: 488 invitations sent to individual
 - 101 – yes
 - 2 – maybe
 - 18 – no
 - (1 response from hardcopy invitations of 15 hardcopy invitations delivered)
- Jim will send latest and generate a list for check-in.
- Jim will ask Bill to verify if a check in table will be available.
- Jim to get nametags for members.
- Jim to bring PA system and awards for Bill to model.

Membership -HB Bartz

- HB to send membership invoices – may need envelopes...
- Jim & Bill Webb to get door hangers designed and printed. This would be supported by a Grant from CoP Neighborhood Services. Plan to get this completed before invoices are sent. (Mid Feb)
 - 2 versions of hangers – for paid members and non-paid members.

Treasurer's Report – Bill Ostergren

- 2 people paid online for 2023 membership
- December report and calendar year report was sent to the Board by email
 - Our 2022 paid membership count is 293, down by 28 from the previous year.
 - Expenses exceeded receipts for the FY 2022-2023 year.
 - Projected deficit for FY 2023-2024 year is \$7,200.00.

Welcoming – Jaya (absent)

Crime Watch – Tom Moore

- Will plan some events starting in the Spring.

Beautification Report – Tom Dixon

- Christmas lights and decorations down & stored (Thanks Jim)
- Tulips delivered (1000 bulbs) and should be planted this week.
- Christmas YOM awards to 4 homes, noted on the website.

Modifications to the Whiffletree Covenants – Jim

- Current Status

Whiffletree Section	Votes			# Houses in Section	% Of Homes Voted	Required for 75% Vote	% Of 75% Vote	Affirmative Votes Still Needed	Homes not Voted	Paid Members Not Yet Voted
	Approve	Oppose	% Approve							
V	86	9	91%	114	83%	86	100%	0	19	8
VI	128	10	93%	184	75%	139	92%	10	46	13
VII	132	11	92%	179	80%	135	98%	3	36	7
Total	346	30	92%	477	79%	358	97%	19	107	32

- The amendment will be made to the covenants for Whiffletree V.
- JJ Martin volunteered to talk to neighbors that have not yet voted.

NEW BUSINESS:

Membership Dues:

- Analysis shows a projected deficit \$7,200 for Fiscal Year 2023-2024.
- Surrounding neighborhoods charge \$150-\$200 for their HOA dues.
- Bill O. recommended \$145 for checks, \$150 for online payments, based on expected annual deficit. (Online dues are higher because there is a fee for online payments.)
- HB motioned to raise the dues based on Bill's recommendation, Tom D. seconded, Board approved to increase the Membership Dues to \$145 checks/\$150 online.

By-Law changes:

- Jim made changes to the WHOA Board By-Laws:
 - Changed Whiffletree Vii to VII
 - Board meetings can be held online and will be announced to the WHOA membership 72 hours prior to the meeting.
 - When annual Membership Dues can be announced
- Jim moved to approve the changes, Tom D. seconded, the board approved.
- Jim will put a copy on the website.

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Jim moved to adjourn, and Tom seconded, Board approved.  
7:43pm Meeting was adjourned.

Next meeting is scheduled for February 13, 2023, at 7pm on Zoom.  
2022-2023 board meeting schedule – continue virtual via Zoom on March 13, 2023