

Whiffletree Home Owners' Association  
Annual HOA Meeting  
June 19, 2023

7:14pm: The 2023 WHOA Annual Meeting was called to order by Jim. The meeting was held on Zoom.

Note: Jim to send an email reminder on meeting days

2023-2024 Officers Attending:

- ✓ Jim Skelly – President
- ✓ Tommy Mrazek – Vice President
- ✓ Bill Ostergren – Treasurer
- ✓ Lisa Kravitz – Secretary
- ✓ HB Bartz – Membership Committee Chair
- x Tom Dixon – Beautification Committee Chair
- ✓ Bill Webb – Social Committee Chair
- x Tom Moore – Crime Watch Committee Chair
- x Wendy McRell – Welcoming Committee Chair

WHOA Members Attending

Alan Kravitz

Minutes of 2022-2023 Annual Meeting:

- Jim moved to approve the minutes from the WHOA Board meeting held in May 2023, Bill seconded, Board approved.

Social – Bill Webb

- Independence Day Parade and Picnic – to be held July 3, 2023, 10:30am – parade start at 11:00am
  - Evites will be sent to all paid members for the picnic - will print invitations for people who are not online (no email).
  - Hamburger Man to show up at 11am - should be able to start serving at 11:30
    - Final count due June
  - Bill Webb will provide tickets for burgers
  - Police and Fire truck are set up for the parade (also for next year's parade)
  - Need to determine extra refreshments closer to the meeting – Bill will email a sign-up list next week

Membership – HB Bartz

- 290 members, 30 members short of goal.
- Directory info will be delayed till mid-summer in hopes to get more members

Treasurer's Report – Bill Ostergren

- Bill sent the financial report for May 2023 in an email to the Board
- For a potential indicator of our financial health, our consolidated cash balance is \$9,215.84 more than at the same time last year.

Welcoming – Wendy (absent)

- No report

Crime Watch – Tom Moore (absent)

- From previous Board meeting
- One more seminar in the plans, either online or at the Davis Library – July/August timeframe
- National Night Out in October

### Beautification Report – Tom Dixon (absent)

- Jim forwarded grant email to Tom Dixon and will speak with Tom regarding applying for Vitality Grant in the Fall cycle (August 23 application deadline) to upgrade/replace landscaping at entrances. To use grant, the work must be approved by the city and that won't happen until August. Board approved further exploration of Vitality Grant to fund a portion of this project, quoted at approximately \$1600.

### **OLD BUSINESS**

#### Modifications to the Whiffletree Covenants – Jim

- Error in Whiffletree VII Covenants on file in Collin County Clerk Office – missing a page.
  - Will need to add a new page containing enforcement, since this is the page that is missing.
  - Hesitant to contact lawyers due to fees.

#### Newsletter:

- Graduates to be recognized in Newsletter – names & plans will be added pending permission from parents & graduates
- Person of the Month Stories – trying to recruit young people to write these – perhaps journalism or writing majors.

#### Recognize 2023 Graduates yard signs

- Signs placed in 10 yards
- Feedback was positive

### **NEW BUSINESS:**

#### HOA Legal Clinic

##### By-Laws

- By-laws should include a provision for changes to the By-Laws. Jim will propose a revision to the Bylaws to allow the WHOA Board to amend them.

##### Architectural Control Committee

- Per Whiffletree V, VI, and VII Covenants, “The Architectural Control Committee shall retain one copy of the said building plans and specifications (for structure and/or any improvements or changes) and the site plan until such time as the said Committee ceases to exist...”

As a result, when a neighbor asks about making changes to their home (painting, plantings, front door, solar panels, statues, landscaping, etc.), Jim responds with the following:

- Their changes should comply with Plano building code
- Recommends that they alert their close by neighbors of the proposed change so that they are aware.
- Also in our Covenants, homes shall be in “harmony or exterior design with existing structures...”.

But since we no longer have active ACC, we have not reviewed proposed plans of any changes.

##### Insurance Coverage

- Attorney recommended insurance broker present at a Board meeting to review current insurance coverage and listen to board to ensure coverage meets needs.
- Consensus was that we probably have the right amount of coverage.

##### Projects

- Statement of Work should be in a contract signed by contractor and WHOA representative

### Plano Short-Term Rentals Task Force

- Jim is a member of this task force.
- Enforcing covenants for the single short-term rental in the neighborhood
  - So far, there has been no problem with this house.
  - Consensus is to report/enforce a short-term rental if there is a problem. City of Plano has a temporary ban on new short-term rentals in the city.
    - The worry is that if we don't enforce before there is a problem, we may have no ground to stand on when there is an issue.
  - HB recommended getting a lawyer on the WHOA Board. (John Nwosu? 😊)

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

7:59pm Meeting was adjourned.

Next WHOA Board meeting is scheduled for August 14, 2023, at 7pm on Zoom.