



Whiffletree HOA Board Meeting Meeting Minutes September 15, 2025

The following agenda topics were discussed during the Board Meeting:

- Approve minutes of the prior board meeting (August 18, 2025)
 - Minutes of the previous meeting have been approved.
- Committee reports:
 - **Social Media – Micaela Rosales**
Please view our Facebook page. Micaela is doing a great job, and it is appreciated.
 - **Women of Whiffletree – Andrea Landon**
Esther Mooring took notes in Adrea's absence. Last meeting was held at San's house. We are promoting the Peanut Butter drive. Esther Mooring is the receiving point for the candy donations for Halloween at Langley Drive.
 - **Peanut Butter Drive (Sep 1-30) – Tommy Mrazek**
Peanut Butter drive is active. We are a little over \$4,000 in donations. The stand will be set up again on September 27 at the corner of 3400 Wolfe Circle (Esther Mooring's house). Our goal for the drive is \$6,000.
 - **Social – Bill Webb**
Two events coming up: National Night Out and the Winter Social. For the Winter Social, different ideas will be presented during the October meeting.

National Night Out is Tuesday, October 7. Other HOAs will be participating. The Plano Chief of Police will be attending. We are waiting for the final count from the neighborhoods for the ice cream count. Henry's Ice Cream will be providing the ice cream. The count for paid attendees last year was 180. We are expecting approximately 250 people in attendance. We anticipate a good turnout.

Whiffletree I-IV conducts an Easter Egg Hunt every year. We are considering hosting a similar event next year.

- **Membership – Jim Skelly**

Jim Skelly will be presenting in HB's absence. He is making progress and the stroke affected is left side. Jim will also be taking over the responsibilities for the Membership Directory.

Discussion was held around the topic of printing letters to the homeowners who have paid dues in the past. The cost would be mailing the envelopes. Esther volunteered to print the letters. Consensus is to "give it a try" and the letters will be printed and sent out. Updates to the directory are due by September 25. Jim Skelly is taking the updates. They will be printed the first part of October.

- **Treasurer – Bill Ostergren**

Treasurer's report was published at the beginning of the month. We are in pretty good shape financially.

- **Welcoming – Nona Reid & Suzanne Starling**

A welcome basket will be presented to the new families that move into the neighborhood.

- **Crime Watch – Tom Moore**

Nothing to report.

- **Beautification – Tom Dixon**

The Marchman entrance needs work, and annuals will be printed for the Fall. The plants will be changed out this week. Both Independence entrances look good. 1,000 tulips have been ordered and will be planted for spring. We will have a Yard of the Month (YOM) award this month.

- **Other Old Business:**

- Nothing new to report.

- Meeting adjourned at 7:47 pm.



2025 Texas Legislative Session – Impact on HOA's

Table below summarizes 2025 Texas Legislative Session and laws passed that can impact HOA's. This information came from Cagle Pugh, law firm with specialty in Homeowner associations.

Legislative Summary	Impact on WHOA
<p>HOUSE BILL 431 – Protection of Solar Roof Tiles</p> <p>House Bill 431 modifies Section 202.010 of the Texas Property, which restricts the enforcement of restrictive covenants that prohibit the installation of solar energy devices (i.e., solar panels), by including within the definition of solar energy devices solar roof tiles. This bill takes effect on September 1, 2025.</p>	<p>None since we do not have any restrictions on solar panels in our covenants.</p>
<p>HOUSE BILL 517 – Protection of Homeowners from Fines for Not Watering Lawns During Mandatory Watering Restrictions</p> <p>House Bill 517 adds Section 202.008 to Chapter 202 of the Texas Property Code, which restricts a homeowners association from assessing a fine against a property owner for a violation of an applicable restrictive covenant that requires the owner to plant or install grass or turf, maintain green vegetation or turf, or prohibits discolored or brown vegetation or turf on the property during a time period when the owner's property is subject to a residential watering restriction mandated by a municipality, water utility, or other wholesale or retail water supplier as part of a strategy to conserve water during a period of drought, and before the 60th day after the date such residential watering restriction is lifted. This bill takes effect on September 1, 2025.</p>	<p>None, our covenants only cover tall grass and weeds.</p>
<p>Senate Bill 711 modifies Section 202.023 of the Texas Property Code, which was enacted in 2021 and prohibits a homeowners association that administers a subdivision development from adopting or enforcing any restrictive covenant that prevents a property owner from building or installing security measures, including but not limited to a security camera, motion detector, or perimeter fence. As amended, Section 202.023 now permits homeowners associations to: (1) prohibit the placement of fencing that obstructs a license area, as defined by a written license agreement or plat; a sidewalk in the public right-of-way or otherwise installed for public or community use, or a drainage easement or drainage area; (2) require a driveway gate to be set back at least 10 feet from the right-of-way if the driveway intersects with a laned roadway, as defined by Section 541.302 of the Transportation Code; and (3) if provided by a restrictive covenant, prohibit the installation of fencing in front of the front-most building</p>	<p>None since we do not have any restrictions on security measures in our covenants.</p>

Legislative Summary	Impact on WHOA
<p>line of a dwelling. Notwithstanding, any homeowner who has constructed perimeter fencing or fencing in front of a dwelling's front-most building line before September 1, 2025, is grandfathered from any new permitted rules regulating the location of front yard fences. In addition, the new permitted front yard fencing rules are not enforceable against homeowners if the homeowner's residential address is exempt from public disclosure under state or federal law or the homeowner provides to the homeowners association documentation from a law enforcement agency of the homeowner's need for enhanced security measures. This provision takes effect on September 1, 2025.</p>	
<p>Senate Bill 711 adds Sections 209.00506 and 209.00507 to Chapter 209 of the Texas Property Code. Section 209.00507 requires homeowners associations that administer subdivision developments consisting of more than 40 lots to now solicit candidates for appointment or election to the architectural committee at least 10 days before the homeowners association or its board of directors may appoint or elect new members to the architectural committee. The candidate-solicitation notice must be provided to all homeowners either: (1) by mail; or (2) by posting the candidate-solicitation notice in a conspicuous manner in a physical place in the subdivision or on an internet website and emailing the candidate-solicitation notice to all homeowners who have registered an email address with the homeowners association. The candidate-solicitation notice must also contain instructions for a person to notify the homeowners association of their interest in serving on the architectural committee, including the date by which the person's notification must be received by the homeowners association, which must not be less than 10 days from the date the candidate-solicitation was provided to the homeowners. Section 209.00506 prohibits a person from being appointed or elected to serve on an architectural committee unless such person timely notified the homeowners association of the person's interest in serving on the architectural committee unless vacancies on the architectural committee remain open after the homeowners association has appointed or elected all persons who timely notified the homeowners association of the interest in serving on the architectural committee. This provision takes effect on September 1, 2025.</p>	<p>No impact since we do not have an active architectural committee in place.</p>
<p>SENATE BILL 2629 – Electronic Voting Senate Bill 2629 modifies Chapters 82 and 209 of the Texas Property Code to make it easier for homeowners associations for condominium and subdivision developments to utilize electronic voting at their meetings. Specifically, Senate Bill 2629 amends Section 82.110 of the Texas Property Code (applicable to condominium associations) to permit electronic voting at membership meetings, provided the condominium association implements reasonable measures to verify</p>	<p>We do need to comprehend this legislation in future year's election to allow for electronic voting for board positions.</p>

Legislative Summary	Impact on WHOA
<p>that every person voting at the meeting by means of remote communications is sufficiently identified and to keep a record of any vote or other action taken. In addition, Senate Bill amends Section 209.00592 of the Texas Property Code (applicable to homeowners associations for subdivision developments) to require, at a minimum, that members of the homeowners association be permitted to vote at a membership meeting by proxy, absentee ballot or electronic ballot. This bill takes effect on September 1, 2025.</p>	<p>Note: Language will be added to the by-laws to cover electronic voting. The Board approved the change to the by-laws.</p>