

WHISPERING SANDS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
THURSDAY FEBRUARY 10, 2022 5:00 pm via ZOOM

All are welcome

PRESENT: Neighbors: C. Holt, C. Larkin, K. Bujold, R. Denver, N. Whitney
Board: C. Benedict, E. Miller, J. Nicholas, A. Parsons Marchant, K. McDonough, H. Sessa.

OWNER FORUM C. Larkin repeats request for paper towels in clubhouse. C. Holt concerned for thick ice.

SUGGESTION BOX: none received

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING - Approval moved by E. Miller and second by C. Benedict. 6 aye

TREASURER'S REPORT E. Miller reports sound financials with two HOA delinquencies. E. Miller reviewed Budget vs Actual Report and interpreted for all. E. Miller is watching Maintenance/Repairs closely as expenditures are anticipated. **ACTION:** Board requests Dan to bring a Plan to the Board for timely response to delinquencies.

PRESIDENT'S REPORT

- Progress of Reserve Study: the process has been extremely enlightening for the Board. The outcome will be a Plan detailing anticipated maintenance expenditures for the next 30 years with an emphasis on the next five.
- **INFORMATION:** The Board is considering a requirement for a post Alteration Completion Inspection by PMSOM that assures Board approved owner requested renovations are done properly.
- Basement modernization project to include new Electrical Box with proper lighting above and TC Hafford Moisture Control Project to be completed early Spring
- Flood Insurance for Building A: Cost is \$3700 a year and there is only one carrier so there is no second estimate. WSCA will continue paying this

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premium pending release of updated FEMA flood charts which have been pending for some time.

- Requirement of home owner's insurance that would cover WSCA deductible. Status of info session to be provided by insurance company. Tabled for further discussion in combination with INFORMATION topic above
- Low temp alarms - battery replacement pending
- Chimney Report - tabled
- Late fee Structure - revised fee structure is under discussion
- Exterior doors - Responsibility for replacement of exterior doors is being clarified. Most buildings have five exterior doors
- Snowplowing comments - All reviews received have been good. C. Benedict suggested perhaps creating a Priority List for neighbors who might benefit from priority snow clearing.
- Pool Fence report - attempted repair revealed need to replace whole fence. Estimates have been received for 14-19K. Only one bid was received as all fence companies seem to be already booked for 2022. Replacement with a wood fence similar to that currently in place would be \$30k.

COMMITTEE REPORTS

1) COMMUNICATION

- a) Resident Relations - C. Benedict reported on ongoing efforts to update and digitize Rules and Regulations which will be posted on the website following approval by the Board. **ACTION:** The Board is asked to review the emailed Rules and Regulations and bring a decision to the February 18 Reserve meeting as to whether email editing is possible or whether a Board workshop is requested.
- b) Website - K. Bujold requests website additions in either Word or as a pdf. Software contract has been forwarded to Dan.

2) GROUNDS AND GARDENS - A. Marchant requests Spring Volunteers for weeding

3) CONTRACT REVIEW - tabled

ADJOURN: MOTION: to adjourn made by A. Parsons Marchant and second by C. Benedict. The regular meeting adjourned at 5:58 pm and the Board moved into Executive Session.

NEXT MEETING OF WHISPERING SANDS BOARD:

Approved at the March 10, 2022 WSCA Board of Directors Meeting

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March 10, 2022 5:00 pm via zoom
Respectfully submitted,
Anne Parsons Marchant, Secretary

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