

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

*All are welcome*

PRESENT: Neighbors: K. Bujold, C. Larkin, Board: K. McDonough, K. Kienitz (delayed), E. Miller, J. Nicholas (delayed), A. Parsons Marchant, H. Sessa. Property Manager: Dan Engelhardt

OWNER FORUM: K. Bujold queried replacement of exterior doors.

SUGGESTION BOX: none received

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING: Minutes approved with vote of 4 aye.

TREASURER'S REPORT: E. Miller reports healthy balances with all expenses covered with incoming income. H. Sessa commented on four additional maintenance projects: trees, reserve study, clubhouse basement, clubhouse electrical box - expenses which suggest that we need to limit other spending this year. Some maintenance needs, like changing batteries on low temp alarms may need to be moved to FY 2022/2023. D. Engelhardt and E. Miller are beginning budget process. D. Engelhardt commented that several Associations he manages are experiencing cost increases of 15-20%

PRESIDENT'S REPORT

1. Reserve Study: completion planned for late March 2022.
2. MOTION: to approve a Completion Inspection by PMSOM for major projects. Purpose is to ensure Board approved Owner Requested Renovations - that are Major - are done properly. The cost of said inspection to be borne by owner and determined as standard PMSOM fee of 75\$/hour. Whether or not a Completion Inspection is required will be determined by the Board on a case by case basis. Motion made by H., Sessa and second by E. Miller. Motion passed 4 aye
3. The Board would like to encourage all owners to maintain adequate homeowner insurance. In the event an owner has an unwelcome event in the

course of a renovation which triggers the Association insurance, owners will be responsible for the Association deductible. **ACTION:** to be communicated to owners and added to information provided new owners in Transfer Documents.

4. Clubhouse Basement Moisture amelioration will begin in April.
5. Clubhouse Basement electrical box is on order.

## COMMITTEE REPORTS

### 1) COMMUNICATION

(1) Resident Relations - 1) Rules and Regs: H. Sessa will propose a workshop date in March. 2) Clubhouse Library - space for library materials are overflowing the kitchen. A Space Committee consisting of K. McDonough, A. Parsons Marchant, C. Benedict, K. Kienitz, and C. Larkin will begin to explore. 3) Battery Replacement for low temp alarms: D. Engelhardt has not had reply from current alarm company and is recommending consideration of transfer of contract to Cunningham Security. **ACTION:** D. Engelhardt will get an estimate 4) Delinquencies of HOA/fees: tabled until March Rules and Regs Workshop at which time D. Engelhardt will provide clarity for PMSOM protocol r/t delinquencies 5) Chimney use: D. Engelhardt recommends: based on current use of only two chimneys, perhaps an annual query to owners about use and reminder for cleaning might suffice. 6) Exterior doors: There are also windows in common areas that need to be considered. D. Engelhardt shared that it is common for common area doors and windows to be Association costs. What about end units? **ACTION:** Table to next month. Review of documents is required. 7) MOTION: to approve APF for unit 3 for heat pump. Motion made by H. Sessa and seconded by A. Parsons Marchant. Motion passed 6 aye. 8) Lukas from the Association's Insurance carrier has agreed to do an Informational Insurance seminar in the evening.

- a. Website: fees due next month. Current system of transfer of materials to Kris with update by Kris is working well. Kris' volunteer service is greatly appreciated.

2) GROUNDS AND GARDENS - Kathy and Anne: Volunteers to assist with weeding are greatly needed prior to any anti weed intervention. Please see any Board member.

ADJOURN: Motion to adjourn made by H. Sessa and seconded by K. McDonough.  
Meeting adjourned at 6:09 pm.

NEXT MEETING OF WHISPERING SANDS BOARD:

April 7, 2022 5:00 pm

April 28, 2022 5:00 pm Single purpose Board meeting for review and approval of  
Budget