

WHISPERING SANDS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MEETING  
July 17<sup>th</sup>, 2025

**CALL TO ORDER**

The meeting was called to order at 5:04 PM

**ATTENDEES**

BOD: C. Benedict; D. Labbe; D. Watts; E. Miller; H. Sessa; G. Leach

Property Management: T. Cannon (Dirigo)

Owners: C. Larkin #8

**OWNER FORUM (please limit time to 2 minutes each and please note this is the only time during the meeting for owners to speak)**

Cathy L. #8 – asked the Board about Japanese weeds growing along the fence near the railroad tracks. She had asked to have them looked at and a solution to get rid of them be found. Cathy offered to cut them down with Board approval.

Cathy also asked for Board approval to cut out some dead branches on bushes near the clubhouse. The Board asked here to coordinate it with April F. #20.

Lastly, Cathy shared that the sidewalk was cleared but small tree sprouts were left in walkway. The Board approved her removing them.

**OWNER EMAIL**

One email was received regarding an Owner acquiring a cat. Cindy B. replied to the owner via email.

**CHANGES/ADDITIONS/ADOPTION OF BOARD MEETING AGENDA**

Mosquito Spraying and Board Opening

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS**

**June 19<sup>th</sup>, 2025, Board Meeting**

Motion by D. Labbe

2<sup>nd</sup> by D. Watts

Vote: Unanimous approval

## **TREASURERS REPORT**

- **Budget** - The year-end report will be available for the next meeting as all records are in transition to Dirigo and will be provided to us upon receipt. The new year is being set up in Dirigo system and ready to go.
- **HOA** - Tim Cannon from Dirigo reminded everyone of the options available to make HOA payments and if assistance is needed to contact Dirigo Main Office.
- **New Banking Partner** - Tim also mentioned that Dirigo is working thru the final steps of transferring our accounts to the preferred Dirigo bank. After lengthy discussion, our CD's will not be transitioning with the other accounts as we will maintain control over where they are placed for best interest rates.

## **PRESIDENT'S REPORT**

- Cindy received a concern from an Owner regarding another Unit Owner placing a pagoda structure in common area along the tree line behind the Unit. The Board reviewed pictures and will be doing further review of the Rules & Regulations and walk the Property to review all Units that have personal property in the areas extending off their deck.
- Landscaping continues as a significant concern as several issues were raised from basic mowing and clean-up to management of flower beds (bushes and plants). The feeling of the Board and owners is that the property is NOT at the standard we expect and needs immediate attention. Other areas of discussion on this topic included:
  - Separating the management of the flower beds from the general landscaping contract. Tim C. will be looking into vendors interested in managing our needs around flower beds and other shrubbery maintenance separate from plowing etc..
  - Tim C. to meet with SDC and review the contract and potentially walk the property to identify issues that owners have raised. A reminder was made that it is a mulch year and needs to be addressed.

## **PROPERTY MANAGER REPORT**

- Tim Cannon noted that he will be conducting a formal walk of the property on Tuesday July 22<sup>nd</sup> at 9AM. Board members and Owners are welcome to attend.
- Tim is also working through our vendor list to make them aware of new Property Management and get them set up in the new financial system.

## **OLD BUSINESS/MAINTENANCE**

- Tim C. has been in contact with our lawyers regarding the next steps with the Declaration and By-Laws. They are working on a plan to finalize the entire packet and establish a process to include a more detailed information session with owners to identify changes versus our original documents.
- The landscaping contract and work needed was discussed above during President's report.

## **COMMITTEE REPORTS (On-Going & Ad Hoc)**

### **1) COMMUNICATION**

No Update

## 2) **GROUNDS AND GARDENS**

Strongly recommend the earlier note on separating the flower beds from the general landscaping.

## **NEW BUSINESS/OTHER BUSINESS/ANNOUNCEMENTS**

- Mosquito Spraying
  - It was raised that we have two different vendors that are being used on a building specific basis. This opened a full discussion of which building are/are not using a service to spray, how can we leverage one vendor for pricing, should we consider expanding to spraying around common areas, etc.
  - A question was raised regarding Building B and Cindy B. will follow up with owners.
  - The Board asked about Buildings not using a service and will follow-up with owners in those buildings as to what and why.
  - Lastly, there was discussion regarding making this an Association level decision and considering spraying the entire area around buildings, etc. No decision was taken and will be considered once there is more information.
  
- It was noted that Unit #19 is in the process of selling and that they have an outstanding balance that needs to be paid before closing.
- It was announced that Board Member Bill Gingras has resigned as they have moved and sold their unit. Cindy thanked Bill for all his contributions and stepping up and joining the Board. You will be missed. A notice to Owners will be drafted and sent out notifying everyone of an opening on the Board.

## **ADJOURN**

Motion by D. Watts

2<sup>nd</sup> by G. Leach

Approved Unanimously

**Meeting adjourned at 6:09 PM**

**NEXT MEETING OF THE WHISPERING SANDS BOARD:**

**Thursday August 28<sup>th</sup> at 5pm**