

**Whispering Lake Umbrella Association
Meeting Minutes
July 19, 2010**

Board Members Present: Brad Petit, Mike Cloud, Sean Hogan, Mike Dalka, Diane Nelson, Donna Gernenz, and Art Heppner (Absent: Bill Taylor)

The Board announced that Mark O'Brien resigned on June 21 and thanked him for his past service.

Homeowners Present: 14

Manager in Attendance:

Debbie Nissen (Berkson & Sons Management)

Meeting was called to order at 7 pm and a quorum was established.

Meeting Minutes

Diane Nelson motioned to approve the June 21 meeting minutes. Mike Dalka seconded. Motion passed.

Financials

Diane Nelson motioned to approve the June financials, but requested a percentage breakdown on bills charged back to the associations. Mike Dalka seconded the motion. Motion passed.

Motion to Adjourn

Mike Dalka made a motion to adjourn the regular meeting at 7:05 pm for the Annual Election of Directors. Mike Cloud seconded the motion. Motion passed.

ANNUAL ELECTION

Voting members Mike Dalka, Sean Hogan (alternate voting member for Toni Winninger), and Bill Taylor (by phone) adjourned to cast votes for Board candidates. The meeting was called back to order at 7:20 pm to announce the results.

Results of Election

The following candidates were elected to the Board and were seated:

Heiden Gardens: Bill Taylor, Donna Gernenz, and Diane Nelson

The Pines: Mike Dalka and Art Heppner

Townhomes: Brad Petit, Mike Cloud, Sean Hogan, and Ray Reilly

Election of Officers

Art Heppner made a motion to nominate **Brad Petit** as **President**. Mike Dalka seconded the motion. Motion passed.

Art Heppner motioned to nominate **Mike Cloud** as **Vice President**. Mike Dalka seconded. Motion passed.

Mike Dalka made a motion to nominate **Sean Hogan** as **Treasurer**. Diane Nelson seconded the motion. Motion passed.

The regular meeting was called back to order at 7:25 pm.

New Business

Internet / Cable Television: The Board will schedule a service provider to address homeowners and give a 20-30 minute presentation on providing uniform Internet and cable television service to the entire community. Mike Cloud will schedule a meeting and homeowners will be invited to attend.

Quotes for Landscaping: Art Heppner made a motion to accept the bid from Autumn Tree Landscaping to remove several trees on the property. Sean Hogan seconded the motion. Motion passed.

Landscaping Request from Townhome Owner: Unit 13321 submitted a landscaping drawing and letter requesting permission from the Umbrella association to plant new shrubs on common elements of the property at their expense. They will also maintain this new landscaping. Mike Cloud motioned to approve this request. Art Heppner seconded the motion. Motion passed.

Declarations and Bylaws Updates: Attorney John Bickley advised the Board that new legislation is expected to be passed that will require the Declarations and Bylaws to be updated to conform to this new ruling. Diane Nelson and Brad Petit volunteered to work with the attorney to oversee these changes.

Painting Bid: The Board requested Berkson to obtain a bid to repaint the outside Clubhouse eaves as well as some interior painting (restrooms' outer doors leading to the exercise room).

Committee Report

Social Committee: The "Pig Roast" was a huge success. Mike Cloud personally thanked all the volunteers who helped, especially Cindy O'Brien and Terry Leone. Art Heppner, who paid for one of the roasted pigs, was thanked for his kind donation. The next scheduled activity is the Golf Outing on September 4.

Homeowners Session

- Homeowners have been commenting on the well-maintained pool this summer. The Board thanked Doug Kornfeld for keeping it clean and tidy.
- Residents were informed that Heiden Gardens' roofing repairs are almost completed and the landscaping will be refurbished in front of their buildings.
- A new stop sign post (higher pole) is on order to replace the existing one near Building 3.

Adjournment

Sean Hogan motioned to adjourn the meeting. Mike Dalka seconded the motion. Motion passed. The meeting was adjourned at 7:55 pm for an Executive Session.