



Agenda Whispering Meadows Board of Director Meeting

January 19, 2026

Call to Order

Directors Present

Residents Present

Approve Agenda

Approve the open minutes of November 18, 2025, Board meeting as corrected.

Old Business

No updates from google fiber

Update on wall between Hobby Lobby and WM

Need updates for 2026 Directory. Start to verify the members of your committees.

Susan to work on Directory. Debbie Jones updates as things happen.

New Business

Nominating Committee—Approve new officers for 2026 President, Vice President, Secretary, Treasurer
Committee Heads and responsibilities

Clubhouse News-Terry Waits

Thanks to all who helped with Christmas decorations for the clubhouse and community.

Past and future rentals and bookings

The monitors for January and February

Clubhouse updates

Cap on chimney, Terry getting estimates. Will take money from operations budget.

Clubhouse meetings are on the second Thursday of each month at 2pm.

Proposal to vote for approval of Spicer Flooring bid to remove and replace clubhouse flooring in the amount of \$19,151.09 as recommended in the 2025 Reserve Study. Restrooms and pool hallway not included.

Approval needed for removal and replacement of men's and ladies' bathroom stalls.

A & E Committee-Cheryl Nash

January Ladies luncheon Olive Garden report

January—Men's coffee report

February meeting and events

Finance Committee-Jo Rhodes

Wrapping up 2025 Budget
Finance Committee
2026 Budget news
Insurance Monitor

Communications-Susan Miller

Directory 2026 to go out Feb.
New residents
The Whisperer deadline is January 25th to Diane Fletcher and Susan Miller.

Landscape Committee-Jennifer Cramer

Erosion control update

Maintenance Committee-Dale Stroup

Reisner Snow removal
Paint and wood rot repairs for houses to be painted--updated for 2026
General Maintenance as needed

Pool—Jennifer Cramer

Proposal to vote for the work to be done by Poolside Pros (Titan Aquatics) for \$17,515. A 10% discount will be taken from this amount on the final payment. Jo is creating our Service Agreement required by our rules. Assuming this work is approved by vote, the contract will need to be signed by the HOA President. This work is also outlined by the 2025 Reserve Study.

Safety and Security

Need a Committee Chair—does not have to be a board member but will report to a board member
Canva security map of residents and block captains updated for 2026 to place in the Directory—Janis Schuberth to update
Safety Security meetings
Neighborhood Watch Program

New Business

Business cards—Jennifer Cramer

Comments/Questions: Each owner limited to 2 minutes and one topic. Total allotted time 30 minutes

Adjournment

Closed meeting to follow.

Next Board Meeting is on February 16, 2026, at the Clubhouse.