

Whiffletree Home Owners' Association
Annual HOA Meeting
November 19, 2024

7:00 pm: The August WHOA Board Meeting was called to order by Jim. The meeting was held on Zoom.

2024-2025 Officers Attending:

- ✓ Jim Skelly – President
- ✓ Tommy Mrazek – Vice President
- x Bill Ostergren – Treasurer
- ✓ Lisa Kravitz – Secretary
- ✓ HB Bartz – Membership Committee Chair
- ✓ Tom Dixon – Beautification Committee Chair
- ✓ Nona Reid - Welcoming Committee Co-Chair
- x Suzanne Starling - Welcoming Committee Co-Chair
- ✓ Bill Webb – Social Committee Chair
- x Tom Moore – Crime Watch Committee Chair

WHOA Members Attending

- ✓ Alan Kravitz

Minutes October 21, 2024 Meeting:

- A motion was made and seconded to approve the minutes from the WHOA Board meeting held in October 2024. Board approved. (Treasurer's report removed since link was inaccessible.)

Committee Reports

Social – Bill Webb

- Looking at Napoli's and Hideaways Pizza (Frisco)
- Possible date: January 27, 2025

Membership – HB Bartz

- Directory available online, with a survey about receiving a printed copy.
 - Not many responses to the online/printed directory question.

Treasurer's Report – Bill Ostergren – absent (Jim reported)

- Next meeting – discuss how to share the treasurer's report.
- Holiday lighting costs will be lower than budgeted.
- Tom questioned whether to plant or not in December to replace landscaping
 - This might make our balance negative for the FY, even though reimbursed by Plano in 2025
 - Jim & Tom will discuss it with Bill before December.
- The Treasurer's Report for October was sent via email to the board.

WHOA - Fiscal Year Beginning April 1, 2024 Statement for Month Ending October 31, 2024																		
	FY2024 Budget	Actual for Oct	Actual for Nov	Actual for Dec	Actual for Jan	Actual for Feb	Actual for Mar	Actual for Apr	Actual for May	Actual for Jun	Actual for Jul	Actual for Aug	Actual for Sep	Actual for Oct	Estimate for Nov	Estimate for Dec	FY 2024 Actual	FY 2024 Budget
INCOME																		
Association Dues	46,400.00	8,430.00	5,765.00	1,330.00	895.00	600.00	600.00	160.00									44,695.00	(1,705.00)
Interest	39.00	4.09	4.53	4.41	4.47	4.37	4.19	4.18							3.00	2.50	43.74	4.74
Other	70.00			434.85		109.26	518.00										1,062.11	1,053.11
TOTAL INCOME	46,439.00	8,434.09	5,769.53	1,772.85	899.47	713.63	1,120.19	164.18									45,802.85	(636.15)
EXPENSES																		
Beautification																		
Landscape - Flowers, Tree	4,100.00		523.39			845.00											3,988.39	111.61
Landscape - Monthly Maint.	5,340.00		96.43							1,082.50							4,778.93	461.07
Landscape - Monthly Maint.	8,400.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00	0.00
Landscape - Pruning, etc. Group	500.00					116.04											116.04	383.96
Landscape - Tree Trim, Fert., etc.	600.00		109.06			176.82											610.88	(10.88)
Lighting Repair / Improvement	0.00																0.00	0.00
Storage / Maintenance	300.00	400.00															400.00	(100.00)
Utilities - Electricity	742.00		51.12		47.93	45.41	160.81	39.61	43.25	2.00	100.00	120.00	60.00	60.00			778.47	(36.47)
Utilities - Water and Sewer	742.00	301.95	203.32	233.85	438.95	284.95	198.88	395.05	180.00	130.00	170.00	200.00	200.00	200.00			2,816.05	(239.05)
Result/Reserve Total	23,027.00	1,482.13	1,371.48	98.78	3,351.32	1,167.76	338.28	2,330.80	2,082.00	4,780.00	1,870.00	1,260.00	1,260.00	1,260.00	1,260.00	1,260.00	21,888.76	1,138.24
Crime Watch / Neighborhood																		
Fall Event (National Night Out)	1,000.00						516.00	874.88									874.88	125.12
Neighborhood Engagement	0.00						516.00	874.88									1,390.88	(390.88)
Crime Watch Total	1,000.00	0.00	0.00	0.00	0.00	0.00	516.00	874.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,390.88	(390.88)
Insurance																		
Office / Administration	4,800.00																4,800.00	0.00
Office / Administration																		
Annual Meeting	50.00																50.00	0.00
Payroll Fees	1,000.00	174.09	140.46	28.34	16.44	21.42	19.92	4.98									1,125.65	(125.65)
Directory	2,600.00									2,600.00							2,600.00	0.00
Membership / Yard Signs	700.00																600.00	100.00
Newsletter (printing/postage)	0.00																0.00	0.00
Member Meetings (printing/postage)	1,050.00	210.98				10.00				200.00							502.98	547.02
Supplies / Equipment	100.00																100.00	0.00
Storage Unit	1,392.00	104.00	104.00	104.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00	139.00			1,563.00	(171.00)
CPA Fees	0.00																0.00	0.00
Web Site	700.00																700.00	0.00
Office Total	7,932.00	489.07	244.46	132.34	155.44	170.42	158.92	143.98	3,589.00	589.00	139.00	589.00	589.00	1,339.00	1,339.00	1,339.00	7,729.63	(202.37)
Social																		
Holiday Party - January	5,300.00																5,300.00	0.00
July 4 / Fall Event - Food/Drinks	1,100.00																1,100.00	0.00
Social Total	6,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,400.00	0.00
Registrations / Filings / Legal																		
Registrations / Filings / Legal	300.00	714.12															714.12	(414.12)
Welcome Committee																		
Welcome Committee	500.00																400.00	100.00
Miscellaneous																		
Miscellaneous	50.00																50.00	0.00
Total Expenses	46,439.00	2,665.32	1,816.94	1,169.12	5,445.95	1,816.18	1,613.41	3,339.66	6,671.00	6,819.00	12,009.00	1,644.00	2,789.00	1,644.00	1,644.00	1,644.00	45,717.58	721.42
Income-Expenses	0.00	5,768.77	3,952.59	583.74	(4,546.48)	(1,102.55)	(489.22)	(3,085.48)	(6,556.00)	(6,518.00)	(12,009.00)	7,355.00	(1,644.00)	(1,644.00)	(1,644.00)	(1,644.00)	\$4.87	\$4.87
Actual Balances																		
Checking	31-Mar-24	30-Apr-24	31-May-24	30-Jun-24	31-Jul-24	31-Aug-24	30-Sep-24	31-Oct-24	30-Nov-24	31-Dec-24	31-Jan-25	28-Feb-25	31-Mar-25	31-Oct-24	Change			
Checking	3,173.97	4,895.66	7,396.87	8,233.95	3,223.50	1,870.84	3,174.73	5,479.25						5,479.25	2,304.29			
Savings	44,044.06	50,048.00	50,052.24	50,056.34	50,060.58	50,064.82	50,069.52	44,072.98						44,072.98	28.52			
Payroll and Burial	1,193.97	288.60	463.16	138.88	641.06	512.66	326.71	600.16						600.16	(562.52)			
Uncashed Checks / (Deposits)	219.99	1,223.18	0.00	(70.00)	(99.26)	516.00	1,082.50							1,082.50	(862.51)			
Total	48,190.51	55,555.28	57,912.87	58,496.61	53,555.13	52,547.58	52,054.36	48,566.88	0.00	0.00	0.00	0.00	0.00	48,566.88	778.27			

Welcoming – (Nona Reid, Suzanne Starling) – Nona Reid

- 5 homes that received Welcome baskets (**Could we get a list of the neighbors welcomed?**)
- Houses have sold, under contract and new neighbors moving in, so will need to buy more materials for the welcome baskets.

Crime Watch – Tom Moore – absent

Beautification Report – Tom Dixon

- Planting in December?
- Screening wall:
 - Screening wall development has moved slower than expected and some quality issues.
 - December 2 walkthru of the 2 entrances on Legacy
- Christmas Lights – just entrances on Legacy. No lights on Independence due to Screening Wall construction
- Pansy planting time!
- Bulbs will be planted.
- YOM – plan to have 3 awards for holiday decorations. Robert Simmons will coordinate the YOM awards.

Old Business

Women of Whiffletree (WoW)

- Fundraiser collecting Gift Cards for CityHouse
 - Collected >\$500 giftcards
- Dec 22 – White Elephant gift exchange
- November Book Club – “Table for Two” was a success
- January Bunco – Nancy on Langley
- WWWWalk (Wine, Whiskey, Water) being planned
- All the information is on the [WoW page of the WHOA website](#) and in the newsletter.

Financial Crimes Enforcement Network (FinCen) Impact

- There is still disagreement about whether the BOARD members are classified as beneficial owners of a voluntary HOA and are required to file.
- Jim to discuss with Bill O. and possibly get a legal opinion.
- Jim says that legal advice from Neighborhood Services seminars indicate that filing with FinCen is required for HOAs.

Neighborhood fitness

- Whiffletree is in 2nd place in both categories
- Neighborhood Services presented a plaque to Jim and also visors for all the participants

NTFB Peanut Butter Drive – Tommy

- 2nd to a Fairview neighborhood that is twice the size of Whiffletree
- City of Plano was named the winner for the City with the most PB pounds collected in North Texas – Whiffletree raised a significant chunk of that total for the City of Plano.

Neighborhood Garage Sale

- 7 houses registered permits for Garage Sales, however, many did not hold the garage sale due to rain.

Activity opportunities

- Pop-up theatre service from the Plano Neighborhood Services – can be reserved and set up at the park to watch movies. Can discuss with WoW group.

New Business

- Briar Meadow neighborhood contacted Jim about an issue they have with houses turned into Rooming Houses. They are asking if we would like to circulate a petition to prohibit rooming houses in single family neighborhoods. The consensus of the Board was that we were not ready to take action on this topic.

Motion to adjourn was seconded and approved by the WHOA Board.

8:09pm Meeting was adjourned.

Next WHOA Board Meeting will be held on Monday, January 13, 2025, at 7pm on Zoom.

Join Zoom Meeting link:

[https://urldefense.com/v3/https://netapp.zoom.com/j/94634069255?pwd=bt4watf4bFbuMKBjDfgwIgtMMCZDRK.1;!!NpxR!kQHEvEadR_3b2oiKTdxga4-NCcKXSBhwe_K65BUo7OtTfn8dIffys-sOdLqGF4-V19W0_sn2IgZVIOWbE_I\\$](https://urldefense.com/v3/https://netapp.zoom.com/j/94634069255?pwd=bt4watf4bFbuMKBjDfgwIgtMMCZDRK.1;!!NpxR!kQHEvEadR_3b2oiKTdxga4-NCcKXSBhwe_K65BUo7OtTfn8dIffys-sOdLqGF4-V19W0_sn2IgZVIOWbE_I$)

Meeting ID: 946 3406 9255

Password: 195818