

# WHISPERING WOODS HOMEOWNER'S ASSOCIATION

## ANNUAL MEETING MINUTES

October 18, 2025

The annual meeting of the Whispering Woods Homeowner's Association was held on October 18, 2025, 10.00 AM, at Pizza Tugos Restaurant. Fifteen (15) members present.

President Buddy Jones called the meeting to order. He welcomed the group and asked each one to introduce themselves along with their address.

### I. OLD BUSINESS

A. Buddy recognized the volunteers that had worked in the community this past year. (Anna Cygan, Charlie Groom, Doug DeLawder, Helen, and Buddy) and encouraged others to sign up. Currently looking for someone to take care of flag details and assistance with weed spraying.

### II. NEW BUSINESS

A. A moment of remembrance was held for passed member Joseph "Skip" Courtney.

B. Buddy advised that insurance for Directors and Officers had significantly increased, approximately 80% this past year, and we are currently looking for another vendor.

C. The Budget, July 2025 thru June 2026, was reviewed. There is a slight increase in cost of ground maintenance, pond maintenance and electric costs. We are expecting our overall cost to be very close to the previous year. A requirement for a Reserve Study is pending at this time. Motion by Dennis M., second by Megan to approve Budget as presented. Motion approved.

Regarding the Reserve Study, Megan will provide information regarding possible assistance from Salisbury University.

Joe Banick inquired about a study of our land value. It was suggested that he take on that task and report back to Board.

D. Still no agreement with Bank of Willards regarding storm water problem. A letter was received from their Attorney stating they would not be providing any funding. We responded providing back up info with request for further discussion. We will move forward with legal assistance if necessary

E. Please keep debris away from storm drains.

F. Please bag all small items before putting into trash containers to keep litter from streets.

G. County still providing mosquito control. Slight increase this year. Some allergy problems.

H. Common violations in Community are speeding and street parking. Please abide by rules.

I. Some mailboxes in disrepair. Buddy has some repair parts or exchange option available.

J. Stacey reported that yard sale was successful.

K. Several Members inquired regarding a Block Party. Rayne and Megan to provide plans and estimated budget for consideration by Board.

L. Election: Ballots counted by Mary Martinez. Megan Cook received the most votes and will serve 3 years as a Member of the Board of Directors.

Respectfully Submitted,  
Helen McWilliams