## DRAFT Board Meeting Minutes - 2025-11-13

Attendees: Rachael Evans, Nazanin Omidi, Michael Matthews, Scott Wertleib/Vista

#### 1. Fine Policy and New Homeowners Guide

- Finalization of updated fine policy
- Fines \$200.00/each first after 60 days \$300/ day approved by the HOA
- Create a plan for electronic homeowner access to Homeowners guide

#### 2. ARC Compliance and Enforcement

- Status of homeowners non-compliant with ARC violations and fines (1702 WH)
- Ongoing inspections for yard maintenance and trash can compliance

#### 3. Dues Compliance

Status of homeowners delinquency for several years

#### 4. Tot Lot Improvements

- Replacement of trash cans
- New gate installation (Regent Manor)
- Repair/Replace all benches in the community

#### 5. Property Maintenance Items

- Tree with broken branches on Whitehall Drive
- Replacement of Chiswick Court street sign
- Repair or replacement of damaged parking/towing sign at community entrance
- Repair broken street lights
- Other reports from the community?

#### 6. Communications and Electronic Access

- HOA Email list status and rollout
- ARC request forms: process, requirements, and homeowner access to forms
- Website rollout and online accessibility

#### 7. Preparation for Annual Meeting (November 2025)

- Budget planning for sidewalks, tot lot swings, benches, landscaping, and neighborhood seeding
- Notify end of Whitehall Drive for Snow removal no parking in Visitor's parking
- Payment of bills to all vendors paying timely

### 2025 Whitehall Square

## Community Day

October 11 had the annual Whitehall Square Community Day, and the weather was absolutely perfect for it, despite some threats of stormy weather. Good music, good food, fun games, a bouncy castle, and ice cream made it a fun event for all. Special thanks to Rachael, Kita, LA, and Brett for all their hard work in making this happen.

You can see the shared photo album <a href="here">here</a>.

# Vote for the 2025 Community Day Movie Night movie!

Watch a free movie at the Whitehall Drive Tot Lot!
Please <u>submit your vote</u> for which movie to watch! The movie with the most votes wins!

Voting will close on Monday, September 8.