



Whispering Meadows 2023 Annual State of the Association Meeting

<https://wmysi.org>

August 23, 2023



Agenda

1. Welcome and Board Introductions
2. Meet our management company partner KC Property Services LLC
3. Status of Home sites & President's Report
4. Management & Treasurer's Reports
5. Our community and your participation
6. Elections
 - a. Open Nominations from the Floor
 - b. Introduction and comments from Nominees
 - c. Appointment of Inspectors of Election
 - d. Election of Board Members
 - e. Homeowner's Open Forum
 - f. Election Results
7. Adjournment



Welcome and Introductions

Your current
Whispering Meadows
Board Members

Contact us at:
info@wmysi.org

- **Jakub Biernacki**
President
- **Collette Howard**
Vice President
- **Glenn Desgranges**
Board member



KC Property Services, LLC

Outstanding Partners: It's been six years since KC Property Service was retained. They have played a major role in collecting delinquent accounts and have facilitated better cooperation and collaboration with the developer and vendors.

Beverly Powers Senior Community Manager

Laura Mesa , Assistant Property Manager

Contact information: (248) 586-9700

For Emergency: Select Option #3 when calling

Email address: (reach all by emailing report@wmypsi.org)

b.powers@kcpropertyservice.com

l.mesa@kcpropertyservice.com



Condominium & Association
Management

Status of Home Sites

- 217 Homes are now sold
- All are complete!
- From 9/2022 - 5/2023, 5 homes sold from \$360K - \$365K
- 0 Homes for sale listed in Realcomp



President's Report

- Communication overview:
Our website: wmysi.org
Mailings from KC Property
- Importance of Community participation
 - Volunteers
- Health and Status of the Board
 - Looking for extra board members
 - Support our community by being active



Management Report

Community Grounds

- Entrance Trees and Playground were mulched.
- The Parks main walkways at entrances will be re-rocked in September
- Landscaping: New Contractor - Eugene's landscaping
- Irrigation maintenance: Due to some overwatering and excessive rain, the system will be shut down early this year.

Ponds & Pumps

- Pond maintenance: One failing fountain was replaced in 2022
- The pond Pumps were both rebuilt and many parts replaced
- The main panel needs to be replaced at a cost of around \$40K

Bylaw Compliance

- Lawn Care: Landscape violations are down. About 10% of residents receive landscape violations
- Masonry violations - about 10% need of driveway and sidewalks need repair or replacement

Treasurer's Report

WHISPERING MEADOWS SUBDIVISIONS ASSOCIATION

GL Balance Sheet

Posted 08/21/2023

Assets

Cash & Cash Equivalents

Checking-Bank of Nevada 53,940.46

Total Cash & Cash Equivalents 53,940.46

Reserve

Reserve-Bank of Nevada 265.63

Reserve - Citizens State Bank 77,000.00

Total Reserve 77,265.63

Total Assets 131,206.09

Liabilities & Equity

Current Liabilities

Prepaid Association Dues 14,451.01

Accounts Payable 80.00

Total Current Liabilities 14,531.01

Equity

Retained Earnings - Prior 123,421.05

Current Retained Earnings - Reserves 4,554.00

Current Retained Earnings-Ops (11,299.97)

Total Equity 116,675.08

Total Liabilities & Equity 131,206.09



Committees

- Volunteers are still needed to staff committees:
- Events (block parties; home tours; music in homes)
- Communications
 - Newsletters; Website updates and maintenance
- Garden Club
 - Contests
- Holiday
 - Decorating
 - Caroling
 - Potlucks

Requirements of a Board Member

- Community Leader responsible for making decisions to benefit the community as a whole in a very direct manner.
- Member in good standing in our community (ie: no outstanding dues or fees)
- Communicate via email (within 24hrs) to keep in touch with board members and KC Properties manager.
- Make updates to social media and website for communication of events and new happenings.
- Vote on project initiatives and community items.
- Attend annual and bi-monthly in person meetings.
- *The role requires at least 4 hours per month dedication and active participation in board communication.*



Election

- Nominations From the Floor:
 - for Two-year Appointment
- Introduction and Comments from Nominees
- Appointment of Inspectors
- Election



Homeowner's Open Forum





**Thank you,
See you next time!**