

**HOA Meeting Minutes
October 28, 2025**

Meeting called to order at 7:01pm by Barb Logan

In attendance:

Barb Logan. – Interim President/Vice President

Zeeda Bakhsh – Treasurer

Pamela Byrd – Secretary

The meeting began with board members introducing themselves and giving a short biography on themselves.

1. Barb Logan

1.1. Welcomed everyone for coming and set a few guidelines for meeting.

1.1.1. Please be respectful to those in attendance as well as when interacting on social media platforms.

1.1.2. Any complaints must be emailed to whisperwoodholland@gmail.com or mailed to the HOA PO Box @ PO Box 1193 Holland, Ohio 43528

1.1.2.1. Complaint must be in writing and signed by complainant with contact information for further discussion and follow-up.

1.1.3. Barb reminded those in attendance that those on the board are volunteers

2. Zeeda

2.1. Financial report

2.1.1. Pond

2.1.1.1. Aerator and pellets purchased

2.1.1.2. Dredging pond is not financially feasible currently.

2.1.1.2.1. Runoff that goes into pond includes fertilizer with contributes to the algae and muck formation

2.1.1.2.2. Considered hazardous waste. We would need a place to dispose of hazardous waste which is very expensive.

- 2.1.2. HOA annual dues will not go up next year but may increase in 2027 due to the increase in utilities and everything else.**
- 2.1.3. HOA dues will not have the option for paying online and will remain mail in only. Mail to PO BOX 1193 Holland, Ohio 43528**
 - 2.1.3.1. Extra fees would be associated with online payment**
 - 2.1.3.2. HOA dues are due January 10, 2026. Late fees will be incurred on dues post marked after January 15, 2026**

3. Pamela

- 3.1. Road/sidewalk project**
 - 3.1.1. Talked to Fraser Payne: Stated the project should be complete by Thursday at the latest. If they are not finished, the unfinished sidewalks will be clearly marked.**
 - 3.1.2. If you have more questions or concerns regarding the project, please contact the numbers listed on Whisperwood FB page for Fraser Payne, Bob Bethel and Noah Fowls.**
 - 3.1.3. HOA board will pass on any information received from those gentlemen**
- 3.2. It was suggested that residents with question or concerns to attend the Village council meetings. Date are the 1st and 3rd Tuesdays of each month at 6:00pm**
- 3.3. There was some discussion regarding the project. The mayor, who is also a resident of this neighborhood was asked questions. He declined to answer specific questions stating that he was in attendance as a private citizen of the neighborhood. He also stated that any conversations regarding project that he had in a public setting would be “on the record” conversations. He offered to have private conversations after the meeting with concerned residents. He assured residents that if they attended the council meetings, they could ask questions there as well.**
- 3.4. Whisperwood website is being reorganized to ensure all information is current and all documentation for residents is easily accessible.**
- 3.5. HOA board seats are open**
 - 3.5.1. President seat is vacant and currently being held by Vice-President Barb Logan**
 - 3.5.2. Sgt at Arms has been vacant since the beginning of 2025.**

3.5.3. This secretary's term is up at the end of 2025. I am willing to continue in this role for 1 more year.

3.5.4. A sign-up sheet for open positions was available if anyone was interested in volunteering for one of the open seats.

4. Floor open for questions/comments

4.1. Neighbors had great suggestions regarding our neighborhood

4.1.1. Could incentives be given to volunteers of the HOA board such as waiving dues for a year for each volunteer.

4.1.1.1. Zeeda stated positions are held by volunteers, but we would need to check bylaws to see if it is something we could implement.

4.1.1.2. Resident asked if police patrols could be increased on Halloween since there will be a lot of kids in the neighborhood and the sidewalks are not complete.

4.1.1.2.1. Zeeda will check with police department to see if this is an option

4.1.1.3. Resident asked if neighbors could "light up" the neighborhood better for trick-or-treaters. YES

4.1.1.4. Neighbor asked if we could add a social aspect to the neighborhood.

4.1.1.4.1. Much discussion was had regarding possible events. There was concern regarding where would come from to pay for events. It was stated that individuals interested in attending should pay for events and HOA dues should not be used for a few neighbors. Much more discussion. Nothing was decided at this meeting.

4.1.1.4.2. Resident asked about the status of the Block Watch program. There was much discussion regarding feasibility or need for block watch in our neighborhood. More discussion was had. No decisions were made at this meeting.

4.1.1.4.2.1. It was suggested that in lieu of block watch sings, neighbors could put yard signs up with positive messages. There was discussion. We will look into bylaws regarding signs in yards.

4.1.1.4.3. Neighbor stated that in previous HOA meetings someone from the Holland PD was in attendance to

give updated crime report on Holland area. He asked if we could have a police officer at the next meeting to give report on crime. This will be looked into.

4.1.1.4.4. Resident asked how complaints were handled. There was discussion regarding the process of receiving and responding to complaints

4.1.1.4.5. Resident asked if we would change bylaws to reflect more current and appropriate rules and guidelines.

4.1.1.4.5.1. It was stated that to change bylaws, we would need to hire an attorney, completely re-vamp current rules to add/delete what is currently written. An attorney would be costly. The new bylaws would need to be voted on by the residents. The annual dues would need to be increased to cover the cost of hiring and attorney for the process.

4.1.1.4.5.1.1. A resident asked if there was a neighbor who was an attorney that could volunteer their services to help in this process.

4.1.1.4.5.1.2. More discussion was had regarding how Realtors are informed of the HOA bylaws to ensure new homeowners of Whisperwood have a copy of bylaws. It was stated that the lending bank has contacted the board in the past to ensure no dues are in arrears.

4.1.1.4.5.1.3. There was discussion regarding innovative ways to send information to residents including newsletters and door hangers. There was discussion regarding how the information would be sent out. Nothing was decided at this meeting, but the board will look into these suggestions.

4.1.1.4.5.1.4. A resident asked when Christmas decorations would be put up this year. It was suggested that it NOT be done on the day of the OSU/Michigan game. Sandy Almond stated she usually does it on a nice day when she has time. It was suggested that more

people would volunteer if there was a set date. NOTE: There was discussion after the meeting among a few residents that if there were a few dates chosen so there would be backup dates for inclement weather. Nothing was decided.

Meeting adjourned at 7:47pm

Secretary notes:

There was a sign-in sheet for residents in attendance. We had 23 residents in attendance.