

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING

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Date: 01/23/2021

Place of Meeting: WOS Club House

Meeting Time: 9:00 A.M.

In Attendance: Board members Ron Morris, President, Pat Simmons Sec/Treasurer, Jim Langley, Joe Aitken, and Jack Hammons.

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1. Quorum established – Ron Morris, Jack Hammons, Pat Simmons, Joe Aitken, and Jim Langley.
2. Meeting called to order by President, Ron Morris.
3. Motion was made by Jim Langley and seconded by Joe Aitken to accept the minutes from the 08/29/2020 meeting as presented. All board members present approved. Motion carries.
4. Treasurer's report – Pat Simmons reported \$125,620.61 is available for discretionary use after deducting \$20,000 for the reserve from the \$145,620.61 balance as of January 22, 2021. Unusual expenses were insurance payments in November and a road contractor payment in December. A motion was made by Jack Hammons and seconded by Jim Langley to accept the Treasurer's report as presented. All board members present approved. Motion carries.

#### Old Business

#### Committee Reports:

- Roads Committee – Ron Morris reported that members have either paid the road assessment in full or are making payments on time.
- Fundraising – Pat Simmons reported the bank balance was \$1,155.92 as of January 22, 2021. The committee is planning a bingo night in February.
- ACC – Jack Hammons reminded members that propane tanks with a volume greater than 100 gallons must be covered up if they are visible from the roads. All construction projects must be approved in advance.
- Bass Club – Ron Morris reported that the Bass Club is starting the 5<sup>th</sup> season. The Club will have a meeting at 1:00 PM after the board meeting to select officers and lakes.

#### New Business

1. Budget – The Association will now use the calendar year from January to December for the accounting year. The ramp will have to be repaired in 2021. The boat docks also must be repaired.
2. Bids for Landscaping, Pool Cleaning and Office & Bath House Cleaning will be mailed out.
3. Ron Morris asked members to consider serving on the Board. The Association can have 5 to 7 Board members. There are two potential positions available on the Board.

Open Forum – no votes taken

1. Motion was made by Jim Langley and seconded by Jack Hammons to adjourn the meeting at 9:59 A.M. All Board members present approved. Motion carries.

Respectfully submitted,  
Pat Simmons, WOS Secretary/Treasurer