



Homeowners Association Board of Directors Meeting Minutes

2025-12-10

1.0 Meeting Information

Meeting Date	Wednesday December 10, 2025
Meeting Time	5:30 PM to 6:25 PM
Location	311 Hampton Ridge Dr
Attendance	President: Joe Knoernschild Treasurer: Jason Fallon Secretary: Jim Miller
Agenda	Management Company Neighborhood Letter Financials Attorney Pond Pump Amanda Hogan Lawsuit

2.0 Attachments

IPM Termination Letter

3.0 Meeting Minutes

3.1 Management Company – A Motion to Vote passed & the Vote was 3-0 approving the following:

WHW HOA will accept IPM's early termination proposal of 12/31/2025. The two companies proposals were reviewed and though the board liked that one of the companies was local, the other company offered many more features such as a member portal, etc. The board agreed to the standard service offered by Community Financials because of the many financial services it offered; the cost was \$9.00 more/month than the current IPM contract. The following Actions were agreed to: President to draft letter to IPM accepting the termination and provide to directors for comments and mail. President to engage Community Financials to establish a contract.

3.2 Neighborhood Letter – A Motion to Vote passed & the Vote was 3-0 approving the following:

The January meeting will occur Wednesday January 28, 2026 at 6PM for one hour. The meeting will be via Webex; board agreed to pay for Webex. Agenda for January meeting was roughly discussed but main focus will be for members to ask questions. The President will draft a letter to the members to be sent as soon as possible to notify the members of: the election results, Upcoming January Meeting, IPM's resignation and replacement by Community Financials, Financial state of WHW HOA, Actions the Board has taken, members dues, request for member email/phone numbers, and updater on current vendor contracts.



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3.3 Financials – A Motion to Table passed on the following:

IPM has not responded to Treasurers' request for Backup Disk after 3 emails and 2 voicemails over last week. Currently pursuing getting questions answered.

3.4 Attorney – A Motion to Table passed on the following:

Board will continue to research attorney to answer questions pertaining to Covenants and Amanda Hogan Lawsuit.

3.5 Pond Pump – A Motion to Vote passed & the Vote was 3-0 approving the following:

Treasurer will evaluate if board can remove the pond pump and if not, schedule to have the pond pump removed and stored, before the pond freezes.

3.6 Amanda Hogan Lawsuit – A Motion to Table passed on the following:

This discussion is documented in a confidential meeting minutes on this subject.

4.0 Next Board Meeting

Wednesday December 17, 2025.