



WHISPERING OAKS

HOMEOWNERS ASSOCIATION

Annual Meeting

September 2021

Today's agenda:



- Housekeeping
- Keynote Speaker: SAPD Chief McManus
- Financial Overview
- Last call for Ballots
- Presentation: CoSA & TxDot
- Past Year Accomplishments & Next Year Goals
- Membership Update
- Legacy Fund
- Guest Speaker: Councilman John Courage
- Oath for new Board Members

Our Ballot process during Covid



What will be verified today:

- Approval of prior year minutes
- Approval of financial statements
- Election of new Board Members

What will be confirmed in the next Whispers:

- 5 By-Law revisions

Keynote Speaker



William McManus
SAPD Chief of Police

Financial Overview



WOHA Balance Sheet (3 year Summary)					
		2021*	2020	2019	2021 (estimated year end)
Current Assets					
	Cash (operating account)	\$49,754.42	\$52,356.27	\$30,553.62	\$55,255.00
	Reserve (oak wilt)	\$28,304.31	\$28,313.78	\$30,832.38	\$28,304.31
	Total Assets	\$78,058.73	\$80,670.05	\$61,386.00	\$83,559.31
Liabilities and HOA Equity					
	Accounts Payable	0	0	0	0
	Long Term Liabilities	0	0	0	0
	HOA Equity	\$78,058.73	\$80,670.05	\$61,386.00	\$83,559.31
	Total Liabilities and HOA Equity	\$78,058.73	\$80,670.05	\$61,386.00	\$83,559.31
* 2021 YTD ended August					

Financial Overview



WOHA Income Statement (3 year comparison)					
	<u>2021 Budget</u>	<u>2021*</u>	<u>2020</u>	<u>2019</u>	<u>2021 (est year end)</u>
Revenues					
Member Dues	\$38,750.00	\$38,036.22	\$42,954.65	\$34,132.34	
Interest Income		\$2.28	\$745.94	\$875.58	
Capital Donations	\$14,000	\$8,971	\$19,935.32	\$2,045.00	
Other		\$1,561.11	\$542.07	\$0.00	
Total Revenue	\$52,750.00	\$48,570.61	\$64,177.98	\$37,052.92	\$57,750.00
<i>Number of HOA Members</i>				296	
Expenses					
Admin Fees	\$2,450.00	\$958.32	\$1,044.94	\$976.96	
Misc	\$500.00	\$0.00	\$4,630.88	\$0.00	
SAWS	\$5,000.00	\$6,285.68	\$4,933.78	\$3,614.43	
CPS	\$1,500.00	\$857.16	\$1,140.46	\$725.78	
HOA Insurance	\$4,500.00	\$7,818.00	\$4,490.00	\$4,855.44	
Printing, New member	\$7,380.00	\$4,791.65	\$4,973.19	\$4,011.06	
Lawn Service, Irrigation	\$16,100.00	\$12,344.96	\$8,407.40	\$24,146.86	
Events	\$1,250.00	\$350.00	\$682.64	\$1,532.25	
Lighting	\$12,000.00	\$12,476.41	\$3,891.23	\$11,125.97	
Landscape	\$3,200.00	\$425.00	\$1,200.00	\$0.00	
Repairs	\$6,000.00	\$4,875.00	\$6,590.00	\$2,575.00	
Oak Wilt	\$8,000.00	\$0.00	\$0.00	\$0.00	
Total Expenses	\$67,880.00	\$51,182.18	\$41,984.52	\$53,563.75	\$54,682.18
Net Operating	(\$15,130.00)	(\$2,611.57)	\$22,193.46	(\$16,510.83)	\$3,067.82

Last call for ballots



If you didn't already mail or hand in your ballot, please do so now.

Flying T Presentation: TxDot & CoSA



Flying T Presentation: TxDot & CoSA



Similar Installation: Hardy Oak Blvd & Andover Bay

Key achievements from the past year:



- ✓ Membership increased 56% over prior year
- ✓ Every new mover now receives a helpful Welcome Kit
- ✓ Entrance lighting completed at Whisper Path
- ✓ Secured new turn lane at Whispering Wind
- ✓ Traffic agreement with Kolitz School on Dreamland
- ✓ Secured Flying T upgrade for Whisper Valley
- ✓ Perimeter wall pressure washed
- ✓ Oak Wilt warnings to high-risk properties
- ✓ Events: Shred Day, Junk Day, Blood Donation Station
- ✓ Entirely new website with expanded capabilities
- ✓ Published the long overdue community directory

What we plan to accomplish next year:



- ✓ Grow membership an additional 15%
- ✓ New window / bumper stickers for members
- ✓ Install lighting at remaining entrance (Whisper Willow)
- ✓ Update entrance landscaping and irrigation
- ✓ More social events as Covid subsides
- ✓ Stronger partnership with City's Code Compliance team
- ✓ Reduce speeding along Wurzbach Parkway
- ✓ Post 'Neighborhood Conservation District' street signs
- ✓ Formally launch the Legacy Fund

Membership Update



56% increase in past year thanks to better outreach and education. Yard sign campaign a big success.

My HOA dues pay for
**infrastructure
repairs.**
whisperingoaks.org

My HOA Dues Pay for
**neighborhood
utilities.**
whisperingoaks.org

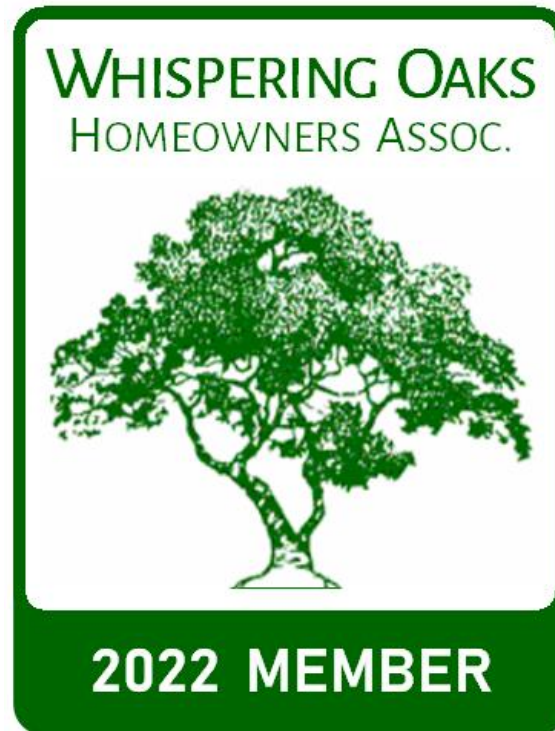
My HOA dues pay for
**community
landscaping.**
whisperingoaks.org

My HOA dues pay for
**community
insurance.**
whisperingoaks.org

Membership Decals Coming Soon



Pair of Bumper / Window stickers will be mailed to each member household this fall.



Web Site & Community Directory



Register your household on our updated website.

The screenshot shows the homepage of the Whispering Oaks Homeowners Association website. At the top, the logo reads "Whispering Oaks Homeowners Association" with a "Log-In / Register" link. Below the logo is a navigation menu with links for Home, Overview, Your Property, Newsletter, Directory / Map, Pay Dues / Donate, Clubs / Facilities, Events, and Contact Us. The main banner features a photograph of a stone wall with "WHISPERING OAKS" carved into it, and the text "One of San Antonio's most admired and desired communities for over 50 years." with a "LEARN MORE" button. Below the banner are three featured sections: "2021 Directory" with a rotary phone icon, "Report a Problem" with an icon of hands writing on a notepad, and "Oak Wilt Warning" with an icon of a green oak leaf.

Whispering Oaks Homeowners Association Log-In / Register
CELEBRATING OVER 50 YEARS AS ONE OF SAN ANTONIO'S MOST ADMIRABLE AND DESIRED COMMUNITIES.

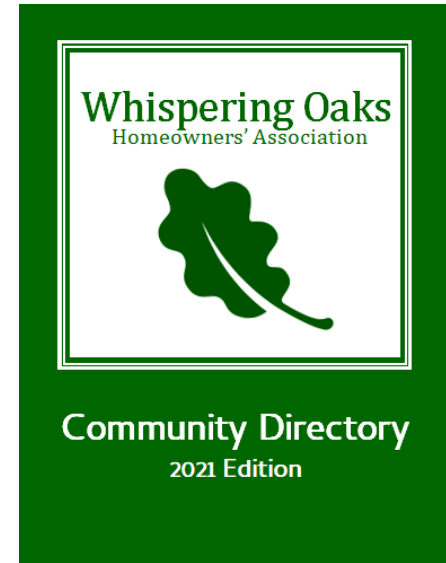
Home Overview Your Property Newsletter Directory / Map Pay Dues / Donate Clubs / Facilities Events Contact Us

One of San Antonio's most admired and desired communities for over 50 years. [LEARN MORE](#)

2021 Directory
Complimentary copies have been distributed to all current members, but can still be purchased.

Report a Problem
Alert WOHA to City Code or Community Covenant violations.

Oak Wilt Warning
A little diligence can avoid costly tree damage, death and removal.



Legacy Fund



- New fund receives first and generous gift from the William Goggins estate.
- Watch your mailbox for explanation of this new fund.

Guest Speaker



John Courage
Councilman, District 9

Board Elections



Renewing & Incoming:

- Dr Richard Pressman
- Peter Lund
- Rick Lopez
- Ami Sewell
- Louis Bixenman
- Adele Barnett

Outgoing:

- Jay Pruski
- Debra Esparza
- Samantha Foster



Thank you!