

Whispering Lakes Estates
Home Owners' Association Annual Meeting Minutes
Fire Station #20
2255 S. Greenwich, Wichita, KS

Wednesday, November 29, 2017

Board Members Present: President, Vickie Pickering; Vice President, Steve Bartlett; Secretary, Nikki Shirley; Treasurer, Mike Walker; Paula Shields and Parker Armstrong

Board Members Absent: None

Guests: Krista Williams and Rodney Wright with HOA Management Services

HOA Attendees: Carissa and Barry Winegar, Linda Mason for Gene Vitarelli, Gary Jeskie, Shawn Hinkle, Jeff Hill, Lance Spence, John and Jason Shirley, Wade Brodin, Zach Ungerleider, Tony McMahon and Jerry Mayhew

The meeting was called to order by President, Vickie Pickering, at 7:00 p.m. There was a need for a short executive session and then the meeting resumed at 7:08 p.m.

We added "Board Election Discussion" to New Business. **Steve moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

Steve moved to approve the November 30, 2016 Annual Meeting Minutes as presented. Mike seconded. Vote was unanimous.

Financial Report was submitted by HOA Management. Nikki moved to accept the financial report as submitted. Steve seconded. Vote was unanimous.

New Business: Board Election Discussion: Since 2014, the election of the Board of Directors has been done by a ballot sent out to all owners. An e-mail is sent to everyone first with the offer for owners to submit their name if they wish to be put on the ballot. The 2013 Board felt letting all owners have a vote was more equitable than voting for a board with just the few people who might show up at the annual meeting. This year, the same process was used. The ballot consisted of Vickie Pickering, Steve Bartlett, Nikki Shirley, Mike Walker, Parker Armstrong and Zach Ungerleider. However, after the ballots were mailed out, Gene Vitarelli turned in his ballot but included three and possibly four write-in names. We had not allowed write-in names the prior four years nor had there been any requests for write-ins. **Vickie moved to accept two of the four write-in names stating one name would be disqualified due to non-compliance with the covenants and one name would be disqualified due to a conflict of interest.** Vickie asked if there were any nominations from the floor. There were none. After a great deal of discussion, we were at an impasse regarding names to be included for the 2018 Board. Because Gene Vitarelli still holds the majority of votes (three votes for each of the 53 lots he owns), Rodney Wright excused himself to call Mr. Vitarelli. Rodney reported back that Mr. Vitarelli would be willing to accept the following names: Parker Armstrong, Steve Bartlett, Shawn Hinkle, Nikki Shirley, Zach Ungerleider, Mike Walker, and Carissa Winegar. **Vickie made a motion to ratify these seven names for the 2018 Board of Directors. Steve seconded. Motion carried.**

Vickie reviewed our accomplishments for the year:

- Finalized and approved Bylaw and Covenant amendments
- Successful pool season
- Had a bulky waste pick-up day with Waste Link picking up items left at our curbs
- Mike Walker was able to get our website updated
- All assessments were paid except for one lot owned by a builder

Vickie recognized and thanked the following neighbors:

Mike Maxton maintained the berms around the east lake, created a new berm, repaired two concrete benches and most of all Mike rebuilt the retaining wall at the northeast entrance to the east lake

Tony McMahon keeps our directory up-to-date and files our taxes

Steve Bartlett, Lance Spence, Shannon Grate and Nikki Shirley comprised the Pool Committee—no closed days

Linda Mason helped organize our Neighborhood BBQ and provided the meat and bottled water. She also has a Christmas Open House in December with Santa and cookies

Stephanie and Damian Avery paid to have excess vegetation removed from around the west lake. They also mow the commons area on the east side of the access sidewalk to the west lake

Linda and Bill Hurt mow the commons area on the west side of the access sidewalk to the west lake

Bonnie Pifer set up a Facebook page for us although we currently do not have anyone to maintain this

Parker Armstrong set up a spreadsheet to help the board project end-of-year expenses

Mike Walker made frames for our lake signs and installed them. He also keeps our website updated.

Nikki and John Shirley kept weeds cleared, etc., out of the rock beds around the pool and Nikki kept the entrance beds weeded and bushes trimmed and planted the sweet potato vines. They also cleaned up around the lakes after the spring storms.

Gene Vitarelli paid to have a fountain installed in the west lake and an access sidewalk installed from the street to the west lake

Vickie then announced that the board voted to increase the annual assessment by five percent from \$495.00 to \$520.00. The mowing of all the commons on the west side with only a few houses that have been built and sold to contribute to the expenses has put a strain on our budget in addition to the sprinkler system issues we've been having. We are also going to have to replace the pool liner next year.

Opened Floor for Comments/Questions: Linda Mason is going to have an open house December 16, 1:00 p.m.-5:00 p.m. Shawn Hinkle asked what we are going to do about the geese. He dislikes the mess they create and feels they are contributing to filling up the lakes with their waste. Says we could "hire dogs" to keep them away or says swans would also work. It was pointed out that any time you have open water you are going to have migrating fowl.

Mike moved to continue our practice of not holding a board meeting in December. Steve seconded. Vote was five to one in favor. Motion passed.

There being no further business, the meeting was adjourned at 8:30 p.m.

Nikki Shirley, Secretary