

Whispering Lakes Estates

Home Owners' Association Annual Meeting Minutes

Fire Station #20, 2255 S. Greenwich, Wichita, KS

**Tuesday, November 27, 2018**

**Board Members Present:** President, Steve Bartlett; Vice President, Parker Armstrong; Secretary, Nikki Shirley; Treasurer, Mike Walker; Shawn Hinkle and Linda Hurt.

**Board Members Absent:** None

**Guests:** Katie Shurtleff with HOA Management Services

**HOA Attendees:** Stephanie and Damian Avery, Debbie and Dale Henley, Carol and Randy Loy, John and Jason Shirley, Wade Brodin, Bonnie Pifer, Dee and Darren Nighswonger, Kelli and Shannon Grate, Angie Hall and Josh Wiele.

The meeting was called to order by President, Steve Bartlett, at 7:00 p.m.

**Agenda: Mike moved to approve the agenda as submitted. Shawn seconded. Vote was unanimous.**

**Mike moved to approve the November 29, 2017 Annual Meeting Minutes as presented. Shawn seconded. Vote was unanimous.**

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

**New Business:** Steve announced the new 2019 Board of Directors who were voted on by ballot mailed to all HOA members: Damien Avery, Shannon Grate, Angie Hall, Linda Hurt, Sara Shaw, Ory Smith and Mike Walker.

Steve reviewed our accomplishments for the year:

Changed board meeting day to Tuesday to accommodate neighbors who could not come on Wednesday

Opened a closed Facebook Group Page

Replaced the mulch path on the east lake with concrete

Successful pool season—replaced the pool liner and salt cell generator and underwater pool light

Installed a winter valve on the west lake to allow the pump to run the pond fill pipe during the winter

Installing more rip rap on the east lake

Steve recognized and thanked the following neighbors:

**David Arneson**—Picked up trash from the southwest lake bed and the walking path north of the pool

**Stephanie and Damian Avery**—Purchased chairs for the pool area, sprayed for ants around the pool, picked up trash around the west lake, helped with the sprinkler controls, etc.

**Steve Bartlett, Lance Spence, Nikki Shirley**—Comprised the pool committee to check chemicals, clean the skimmers, maintain the pool level, clean the bathrooms, etc. Only had to close for one day due to a diaper malfunction.

**Dale Henley**—Helped clear the banks of weeds on the west lake

**Shawn Hinkle**—Installed fish habitats on the east lake

**Dan Holmes**—Repaired sprinkler valves on the east lake and helped set up controls for the sprinkler system

**Linda and Bill Hurt and Allyson and David Arneson**—Donated furniture for the pool area

**Vickie & Steve Loeb sack**—Planted sod on the commons area on the south side of the west entrance path to the east lake

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

**Mike Maxton**—Repaired leaks in the toilets in the pool restrooms, removed dead evergreens and shrubs in the pool rock beds, re-mulched one of the berms on the east lake, planted lilies on the east lake bank to help with erosion, etc.

**Tony McMahon**—Created and keeps our directory of neighbors up-to-date and also files our tax returns

**Bonnie Pifer, Linda Hurt, Shawn Hinkle**—Created the closed Facebook page for our neighborhood and maintain it

**Corey Piper**—Cut down and removed two dead trees around the east lake

**Sarah and Rodney Shaw**—Donated toys for the pool area

**Ory Smith**—Helped clear the banks of weeds on the west lake

**Linda and Bill Hurt and Stephanie and Damian Avery**—They mow the commons area on either side of the access sidewalk to the west lake

Thanks also to neighbors who may have done things for our HOA but are unknown to us by name. Steve then announced that the board voted keep the 2019 annual assessment the same at \$520.00.

Next, Steve reviewed the results of the Discretionary Fund Survey that was e-mailed out to all residents. Sixteen items were presented, and neighbors were asked to rank their top three choices. The top six choices were: Rip rap for the east lake with 28 votes, fountain for the east lake with 17 votes, upgrade commons areas with 13 votes which tied with redo the west lake also with 13 votes, install a dedicated pump for the west lake with 12 votes and upgrade our covenants/bylaws with 7 votes. A total of 42 residents responded. Sixteen neighbors said they would volunteer to help with projects like helping to upgrade the commons area, maintain the entrance beds, landscape around the pool, clear banks and rip rap and six said they would help to stain the east lake pump enclosure if the HOA would purchase the stain. Nikki said she would e-mail out the full survey to everyone.

**Review Additional Guests at the Pool Issue:** Currently neighbors are allowed three guests at the pool without board approval. We had several requests this season for additional guests and parties. Parties were not approved since we do not have a set policy for these. Several suggestions were made such as reserving once a week for parties and charge for them such as every Saturday at 11:00 a.m. Allow additional guests but no parties, i.e., no food and drink. There are so many variables to consider such as number of guests, age of guests, liability issues, etc. There was discussion about a second pool and a club house. There was no final consensus, so the current policy still remains in effect which is additional guests are approved at the board's discretion on a case-by-case basis.

**Opened Floor for Comments/Questions:** Dale Henley expressed concern over the mess that the current builders are leaving around their construction sites and the fact that a lot of debris blows into other areas of the development. There was discussion about whether we could charge a deposit that the builders would only get back if their construction areas remain picked up or give offenders a 30-day notice to clean up their sites and then fine them if they don't pick up the trash/debris. They also need to clean up the mud in the streets that they create driving in and out of muddy lots. Some clean it up, others don't. It was decided to have Katie contact Linda Mason and Gene Vitarelli and then report back to us.

Bonnie Pifer expressed concern over the fact that Gene Vitarelli receives three votes for the lots that he owns which gives him a majority of votes over all the other owners. Others agreed and expressed concern about his "developer" status when he's only developing on the west side. He doesn't do anything for the east side. It was explained to the board a couple of years ago that he qualifies as a developer because he is providing the infrastructure on the west side, but Bonnie stated it doesn't cost him anything—the city pays for the infrastructure and charges "specials" to the homeowners. This continues to be a concern to many residents.

Nikki thanked Steve for his service as President this past year and for he and Parker for serving several years on the board. She thanked Shawn for serving this year.

Steve reviewed that he and Nikki will be at the January meeting to get it started and then they will turn it over after the new President and Secretary are elected.

**There being no further business, the meeting was adjourned at 7:55 p.m.**

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Nikki Shirley, Secretary