

Whispering Lakes Estates  
Home Owners' Association Annual Meeting Minutes  
Grace First Church, 14725 E Harry St.

Tuesday, November 19, 2019

**Board members present:** President – Mike Walker, Vice President – Ory Smith, Treasurer – Damian Avery, Secretary – Linda Hurt, Members – Angie Hall & Sara Shaw

**Board Members Absent:** Shannon Grate

**Guests:** Heidi Dunbar

**Other attendees:** Louis Archuletta, Parker Armstrong, Stephanie Avery, Wyndi Busick, Dale Henley, Bill Hurt, Carol & Randy Loy, Bonnie Pifer, Corey Piper, Nikki Shirley

President, Mike Walker, called meeting to order at 6:33 pm

Approval of Agenda: Linda asked to adjust agenda to read 'approve 2018 Annual Meeting Minutes' -  
**Motion made by Linda, Seconded by Ory, All Approved**

**Motion made by Ory to approve those minutes, Seconded by Damian, All Approved**

Approval of Year to Date Financials: Damian explained the end of month report and the amounts needed to end the year of expenses. **Motion to Approve made by Sara, Seconded by Damian, All Approved**

Dale asked about the pool cover money - it is set aside for payout in the spring; Mike asked if sprinkler pumps were winterized – yes; Parker brought up growth of reserves – Damian said it's TBD later in mtg.

New Business:

Announce New Board Members: Ory Smith, Damian Avery, Angie Hall, Linda Hurt, Sara Shaw, Bonnie Pifer, & Wyndi Busick. Linda asked to ratify but Mike said it wasn't necessary.

Reviewed Accomplishments for 2019 – Mike asked for the printout to be read so Ory did so:

- Pool house painted, filter repair and changed to glass media, liner tear fixed, and all new landscaping without any days closed
- Installed 290 shoreline feet of Rip Rap in 6 different areas on East Pond
- Scheduled sprinkler repairs on East Pond
- Set aside funds for winter pool cover to prevent costly chemical overload at opening
- Set aside funding for sod / seed for several areas of commons

Parker thanked the board for doing the pool landscaping; Randy mentioned that the larger rocks that we wanted for the pool area were thrown into the ditch area behind the new build by the pool.

Mike thanked the following people for their help throughout 2019:

Dale & Debra Henley – Many things done to help with the pool, bird & wasp nest patrol, pulling weeds & landscaping needs, painting pool house, willing to help with anything needed

Jenny Smith & Ory - Weed eating - seeding - mowing - algae treatments, pulling weeds & power washing pool house, many cool pictures for website

Stephanie Avery, Dale Henley, Darren Nighswonger - All things pool committee related like daily chemicals check, clean the skimmers, maintains the water level, clean the bathrooms, etc (thanks to Rodney and Sara for offering to help even with everything that you had to deal with!!)

Dee Nighswonger, Jenny & Jeff Vaughn- Welcoming committee ran into some road blocks this year but thank you for the offer to help – we know you were willing to do more

Stephanie Avery & Damian - Clean up landscape around pool before opening & providing refreshments, neighborhood security :), trimming tree limbs at west pond (w/mom Vicki), created pool contact sign, replaced pool security light, bought skimmer, primed & painted pool building, bought and watered trees for pool landscaping, running controller for west sprinkler & fountain (a TON of other things too)

Randy & Carol Loy – Primed & painted pool building, pool house inserts to deter birds, PVC brace for the pool cover if the pool is drained down for future wall repairs, weed-eating the entire ditch between the 2 entrances to our neighborhood

Vicki & Steve Loeb sack - Trimmed tree limbs around west pond, picked up trash, pulled weeds, installed pool backwash / drain system pipes, primed & painted pool building

Bonnie Pifer - Maintains our neighborhood Facebook page

Nikki Shirley - Cleans up flower beds & lets us know of issues seen while out walking

Tony & Sheryl McMahon - Cleans up flower beds, keeps our directory up-to-date and files our taxes

The Antons and Maxtons - Cleaned up messy grass pile placed at edge of east pond and trees were trimmed

The above people probably did a lot more than I could think of to list and our entire neighborhood is better for it so thank you!

Forgive me for anything missing here but many, many people in our neighborhood have been willing and available to help in many different ways – we appreciate you!

Thank you to all who take care of the commons areas that they live beside - all of these efforts are noticed. A lot of board members have also done many things above & beyond this past year but didn't want any acknowledgment - so thank you anyway for all of the stuff that everyone just jumped in and did when needed.

Mike reported that he trimmed the willow tree by his house and mentioned that we should set up more than 1 person to run the pond pumps.

~~Bonnie mentioned the rocks at the entrance by Shannon's house need fixed.~~ **\*Correction during January 28, 2020 meeting: Bonnie had asked who did the rocks at the entrance to our neighborhood and was**

**told that the person who lives by Shannon Grate placed them there. (I was asked to correct this by Bonnie during the approval of the minutes that night, I said I would and then would re-send this out to everyone).**

Damian announced that the board did not raise the annual assessment dues for home or lot owners.

Open floor for discussion:

Parker and Dale asked about the trash merger and contracts negotiations: Linda updated that merger affects nothing as far as service for us and the contract runs until March 2020 and will be discussed further at an upcoming meeting. Heidi added that their office has run into multiple issues with billing from Waste Management so that might need to be considered going forward. Nikki said that we do have a bulk waste pick-up option still left for us if we can schedule it before the end of March.

Corey asked about the contractors leaving behind messes including nails everywhere – Carol agreed that the curbs need cleaned - can we get a street sweeper to come out. Randy suggested the fix for the ditch area would be to see if it could be regraded – Heidi will check on this. Parker asked about the grass planting in commons – was told that several areas will be addressed but needed to wait for all sprinkler systems to be fixed first.

Announcements were made about the trash service delay at Thanksgiving and that Linda will remind via email and Facebook; also there will be no December meeting; next meeting on January 28th.

Meeting was adjourned at 7:19 pm

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Linda Hurt  
Secretary, Board of Directors