

**WHISPERING LAKES ESTATES  
2020 ANNUAL HOA BOARD MEETING MINUTES  
ZOOM**

**Tuesday 11/17/2020**

**Board Members Present:** President – Sara Shaw; Treasurer – Damian Avery; Secretary – Linda Hurt; Member – Angie Hall

**Board Members Absent:** None

**Guests:** Raecine Brent – HOA Management

**Other Attendees:** Parker Armstrong, Stephanie Avery, Dale Henley, Vicki Loeb sack, Nikki Shirley, Danny Cunningham, Ken Henrich, Tony & Cheryl McMahon, Leilani Hook

**Call Meeting to Order at 6:33 pm**

Approval of Agenda: **Damian made a Motion to approve the agenda; Seconded by Angie; All Approved**  
November 2019 Annual meeting minutes got approved at the January 2020 meeting

Approval Year to Date Financials: Damian reported Income as \$72,355.00 and Expenses as \$73,425.00 with deficit of \$1,070.00 due to property improvements. Those property improvements also had a balance carried over from 2019 in the amount of \$27,187.00 which leaves an ending balance after all income / expenses / improvements of \$6,599.94 and \$10,000.00 in Reserves account.

**Linda made a Motion to accept the financials; Seconded by Damian; All Approved**

**New Business:**

Sara reports that our **2018 Voting Resolution** that is in place does not speak to when 7 or less biographies are turned in to be considered for being on the Board of Directors. So it doesn't allow for saving the expenses of mailing out bio's and ballots to vote when only 7 positions are available anyway. Sara also wants the ability to email bio's to the HOA Office to be added to the resolution along with not mailing out ballots when less than 7 entries are received. Nikki questioned about when 0 bio's are received. Linda stated that Rodney (HOA Office VP & COO) said that the current Board would sign over all duties to the HOA Office and then they would actively recruit for at least the 3 officers positions to get filled to run the board as stated in our Bylaws (President, Treasurer, & Secretary must be filled each year). Nikki questioned that HOA takes over everything. Linda displayed our Bylaws and showed article VI item i which speaks to this directly. Parker commented that the board can also vote in new members at any time to fill vacancies. Sara proposes that an addendum to the resolution is added for the future. Sara announced that the **2021 Board of Directors** are: Angie Hall, Damian Avery, Danny Cunningham, and Sara Shaw.

**Sara listed 2020 Accomplishments:**

Pond sprinkler repairs for east pond commons areas, pool sprinklers adjusted for commons area path beside pool to prepare for sod, sod placed beside pool in commons area and in raw dirt area at west pond north side due to builders, pool bathrooms: updated plumbing, fixed holes in walls, painted both baths and decorated; placed floor mats for safety, & replaced window screens, new pool umbrellas and painted pool furniture, 159th street ditch grading and rocked, bulk trash curb pickup, added fish to help

with algae control at west pond, new security signs at north entrance & at pool, Rip Rap placed in 500 shoreline feet at the north side from existing rip rap to vegetation at the east pond, sprinklers added at 2 east pond sidewalk entrances to prepare for grass/sod in spring, willow trees removal due to disease/death.

**Board also wants to thank residents for several extra items that were done for our neighborhood:**

Kids Fishing Day at east pond, plantings for erosion at west pond, Stephanie/Damian donated stain and Randy Loy stained pump house, chat rock path west of pool – several neighbors donated money and the work that day, our Facebook page promoted: awesome social distancing Halloween / East pond painted rock hunt / bear window scavenger hunt / positive window signs hunt / runners street line competition.

**THANK YOU TO EVERYONE FOR HELPING AND DONATING YOUR TIME AND MONEY FOR BETTERING OUR NEIGHBORHOOD**

**Neighborhood Recognition:**

We want to thank the following for their contributions AND many more for their efforts around our neighborhood:

Stephanie Avery – pool committee, painting / decorating pool baths / pool plants, chat rock path by pool, vendor monitoring, pool upkeep / cleaning / umbrellas, erosion plantings west pond, donated stain for pump house and a million other things

Dale & Debra Henley – chat rock path by pool, pool bath sheetrock work / plumbing / painting / pool plants, weed eating west pond edges, added fish west pond, fishing tourney, watering new sod, monitoring west pond and fountain

Randy & Carol Loy – chat rock path by pool, fish in west pond, stained east pond pump house

Josh Wiele – work and supplied equipment for chat rock path by pool, added large rocks in pool rock beds

Danny & Renee Cunningham – Pool plumbing, sheetrock, pool committee

Darren Nighswonger – pool committee

Rodney Shaw – mowing commons areas, pool window screens, painted pool furniture

Shawn Hinkle – fishing tourney & FB admin along with Bonnie Pifer – FB creator & admin

Tony McMahon – Neighborhood Directory, taxes

Mike Maxton added a new security light at the pool, monitored east pond

Nikki Shirley – caught a culvert clog, broken street sign, and helped with east pond tripping hazard

Cody Aldershof – helps with pool needs & setting out / retrieving trash cans

Mike Walker stained east pond signs

Parker thanked the board for all of the things done around our neighborhood. Our entire board contributes many things above and beyond – helping whenever / wherever needed – by working or donating things to help keep our neighborhood looking good!!! Thank you to everyone!

**Annual Assessments:** Damian reported that the board was not raising the assessments this year so they stay at \$520/home & \$364/lot.

**Open Floor for Comments / Questions:**

The board agreed not to have a meeting in December again. Parker wondered about the pool security camera that has been discussed and has concerns about it the direction it faces. Damian said it will be pointing at the parking area. Parker agreed that it shouldn't point at swimmers due to privacy concerns. Trash day is delayed until Friday due to Thanksgiving.

Parker asked if the vendors discussion was coming – it's at the next meeting.

Sara announced that our regular November meeting will begin shortly. Then the next meeting is January 26th at 6:30 pm and Linda will email the details (place/zoom) nearer to that date.

**No further items to be addressed at this time so meeting was adjourned at 7:16 pm**

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Linda Hurt  
Secretary, Board of Directors