

Whispering Lakes Estates  
Homeowners' Association Annual Meeting Minutes  
Grace First Church  
14725 E. Harry, Wichita, KS

Tuesday, November 30, 2021, 6:30 p.m.

**Board Members Present:** Nikki Shirley, Secretary; Members at Large, Danny Cunningham and Corey Piper

**Board Members Absent:** President, Sara Shaw; Vice President, Jim Bray; Interim Treasurer, Angie Hall

**Guests:** April Casey, Community Manager with HOA Management Services

**HOA Attendees:** Rick and Deb Greenfield, Jess and Michelle Arbuckle, and Steve Bartlett

The meeting was called to order by Danny Cunningham at 6:31 p.m. and he acknowledged that we do not have a quorum which needs to be 20% of all owners (approximately 28). As a courtesy to those who did attend, we decided to go through the agenda without voting or motions

Our 2020 Annual Meeting Minutes were approved at our January 26, 2021 board meeting.

Nikki reviewed our current year-to-date expenses of \$55,562 and revenue of \$74,034. Projects year end cash on hand to be approximately \$1,300.00 plus our retained earnings of \$23,614.00.

**New Business:** Danny announced that our 2022 Board of Directors will be Stephanie Avery, Angie Hall, Sara Shaw and Nikki Shirley

He then reviewed our accomplishments for the year:

**February:** The Grounds Guys installed sprinkler systems beside both the west and southeast entrances to the east lake. Also, many sprinkler repairs. Fixed erosion issue at Reserve C.

**March:** The cameras that were purchased were installed at the pool by Mike Maxton. Dead evergreens were removed at the pool

**April:** Ten trees were planted along the Teakwood sidewalk entrance to the northwest lake (five on each side of the sidewalk)

Held a Bulky Waste Pick-Up Day on April 1

**May:** Successful pool season—did have to install a filter motor and a new salt cell generator. New solid pool cover helped a lot

**September:** Replaced the well pump near the pool

**December:** Will be installing 310 feet of rip rap in the northeast cove of the east lake

Danny recognized and thanked the following neighbors:

**Mike Maxton** installed cameras at the pool for us. He did an assessment of the sprinkler system on the east lake. He also added plants to the big berm on the east lake and kept it cleaned out and added more lilies to the west side of the east lake.

**Stephanie Avery** and **Dale Henley** removed dead evergreens at the pool and kept the pool open and running all season with the help of **Darren Nighswonger** and **Renee Cunningham**. **Noah Bray** also helped by coming down at night to make sure everything was locked up.

**Dale Henley** with the help of **Shawn Clark**, **Roy Thompson**, **Mike Maxton** and **Stephanie Avery** planted ten trees beside the Teakwood sidewalk that leads to the northwest lake

**Steve** and **Vicki Loeb sack** mowed around the west sidewalk to the east lake when we lost our mowing contract

**Tony McMahon** does an excellent job with our Neighborhood Directory and he files our taxes

**Allyson Arneson** seeded and watered the bare dirt common areas behind their house

**Brad Fullington** added some grass seed to the common area behind his house

**Josh Wiele** was chairperson of our Grounds Committee and that became a major project when The Grounds Guys cancelled our mowing contract. Josh, along with his kids and his brother, kept our commons mowed, edged, and weed-eated for the remainder of the season.

**Dale Henley** and **Danny Cunningham** did projects around the northwest lake including treating the algae.

Thanks to **Corey Piper** for chairing the Development Committee and researching a playground  
The **Trotter family** helped clean up trash

**Linda Hurt** is an Administrator of our Facebook group and keeps our website updated

Thanks to **Katy Casselle** for getting the Community Garage Sale going and **Arwa Armstrong and family** for providing snacks during the event

**Linda Mason** organized our annual picnic again and provided meats, paper products and toys for the kids

**Gene Vitarelli, developer**, updated the southwest lake with a well, sprinkler system, fountain and hydroseed

Special thanks to **Angie Hall** for assuming the Interim Treasurer position in May

Thanks also to **Corey and Danny** for serving as board members this year

Thanks also to neighbors who may have done things for our HOA but are unknown to us by name.

We appreciate you all.

**Opened Floor for Comments/Questions:** Danny noted that our annual assessment will not change this year. It is still \$520.00. The Grounds Committee hopes to treat all common areas next year.

There being no further business, the meeting was adjourned at 7:11 p.m.

---

Nikki Shirley, Secretary