

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

Tuesday, November 29, 2022, 6:30 p.m.

Board Members Present: Stephanie Avery, Vice President; Angie Hall, Treasurer; Matt Tener, Secretary (arrived 6:51 p.m.), Juanita Norton, Member-at-Large

Board Members Absent: Sara Shaw, President; Vickie Loeb sack, Member-at-Large

Guests: Ricci Tucker, Community Manager with HOA Management Services, Alexia Richards, our new Community Manager with HOA Management Services

HOA Attendees: Randy Loy, Louis and Tana Archuletta, Teresa Eftink, Steve Bartlett, Dale Henley, Wade Brodin, Josh Wiele, Tony and Sheryl McMahon, Cory Beckendorf, Dee and Darren Nighswonger

The meeting was called to order by Stephanie Avery at 6:31 p.m.

Approve Agenda: Angie moved and Juanita seconded to approve the Agenda as presented. Motion passed unanimously.

Our 2021 Annual Meeting Minutes were approved at our February 3, 2022 board meeting.

Angie moved to approve the September, 2022, board meeting minutes. Seconded by Juanita. Motion passed unanimously.

Review Proposed 2023 Budget: The budget presented this evening is different than the budget that was mailed out with the Agenda. Steve Bartlett asked that the commons west of his house be treated next year for weeds. Nikki Shirley stated the amount for the website should be around \$384.00 versus \$24.00 presented--\$12.00 per month for the two licenses and approximately \$240.00 for the website, an amount that is paid every other year and will be due in 2023.

New Business:

Announce 2023 Board Members: Ricci stated there was a glitch and acknowledged a ballot should not have been mailed out. New board members will be: Stephanie Avery, Arwa Armstrong, Angie Hall, Matt Tener, Juanita Norton, and Sara Shaw.

Accomplishments for the Year/Recognize Neighbors for Contributions: Stephanie reviewed the upgrade that was done to the Woodcreek entrance beds and listed the improvements that were done to the

southwest pond—some dredging around the two inlet culverts, cleaning out around the pond and the rip rap that was installed on either side of the inlet culverts. She thanked all the neighbors that came out and helped with this effort. She also thanked those who helped at the pool and Mike Maxton for redoing the top of one of the benches on the east pond.

Opened Floor for Comments/Questions: Steve asked what he should do if he sees an issue at the pool. Stephanie stated he should contact her. Angie Hall and Nikki Shirley will start reviewing our covenants for recommended revisions.

Open Floor for Discussion Items

Vacation Rentals: Two have been identified in neighborhood with possible covenant violations being made, Both rental company and property owners and rental companies have been made aware. Review of covenants for clarity and specificity required.

Pool Access: Most smart systems to track and restrict pool access require Wi-Fi and are expensive. Other neighborhoods have options and more research is needed, Security cameras are currently provided from Stephanie Avery's house.

East Pond: numerous valve covers are broken but covers are hard to find. Working with Manny (HOA Maintenance) for quotes.

Security: for compliance issues within the HOA covenants, action can be taken by the neighborhood. For safety and criminal activity, call law enforcement.

Annual Meeting adjourned at 7:14

Next Meeting, TBD by new board.

Board Meeting to Follow Annual meeting/Reminder: No December Meeting

Matt Tener
Secretary, Board of Directors