

**WHISPERING LAKES ESTATES  
HOA BOARD ANNUAL MEETING MINUTES  
FIRESTATION #20 2255 S GREENWICH ROAD, WICHITA, KS 67207**

**Tuesday 11/21/2023**

**Call Meeting to Order**

Meeting was called to order at 6:50

Introductions:

**Board Members Present:** Sara Shaw- President; Stephanie Salsbury- Vice President; Juanita Norton– Treasurer; Matt Tener- Secretary; Arwa Armstrong - Member at Large; Lynn Mowder- Member at Large

**Board Members Absent:** None

**Other Attendees:** Tony McMahon, Gary Fisher, Louis Archulleta, Corey Beckendorf, Wade Brodin, Jeff Hill, Larissa and Wyatt Disque, Randy Loy, Dale Henley, Daniel McConnaughey, Vickie Pickering, John Sa, Nikki Shirley

**Guests:** Ciara Shaw – HOA Management Services

**Moment of Silence observed to reflect on the ones lost from our community in 2023.**

**Approval of Agenda:** A friendly amendment was requested to alter agenda item 7C “Announce 2024 Annual Assessment” to “Vote and Announce of Assessment Changes” A motion was made Stephanie and seconded by Juanita with all board members voting in favor. Motion carried with none opposed. With the amendment, Stephanie made a motion to approve the agenda, seconded by Lynn which carried with none opposed.

**2022 Annual Meeting Minutes were approved on January 24, 2023**

**Year to Date Financial:** Summarization provided by Dr. Norton (24 Nov 2023 via email): “In October, the association gained an additional \$508.78 from transfer/initiation fees and bank interest. Administrative expenses included usual fees such as postage, printing, website fees, and management services. Despite management fees exceeding the budget, savings in other administrative areas led to a favorable budget variance of \$82.13. Landscaping costs, precisely \$1,000 for mowing as per the contract, resulted in an unfavorable budget variance of \$377.00. The absence of pool and general repair/maintenance expenses in October contributed to favorable variances of \$687.00 and \$1,250.00, respectively, in these categories. However, utility costs were over budget across all line items, leading to unfavorable variances in community trash service (\$130.00), water/sewer (\$104.78), and electric (\$74.04). The community welcomed new homeowners in October which resulted in the higher trash fees. Overall, October concluded with a favorable budget balance of \$3,862.41, contributing to a positive year-to-date balance of \$10,452.66.”

**Review Proposed 2024 Budget:** To be conducted during the November HOA meeting.

**New Business:**

**Announce the results of the Covenant Changes-** Section 2.25 of the proposed covenant change to leasing restrictions received enough community member votes to pass. That section will be formally contained within the Whispering Lakes Covenants.

**Announce 2024 Board Members:** The elected members of the 2024 board are Sara Shaw, Stephanie Salsbury, Dr. Juanita Norton, Arwa Armstrong, Wyatt Disque, Nikki Shirley and Tony McMahon! Thank you for your willingness to serve the neighborhood and the dedication of your time and talents!

**Announce 2024 Annual Assessment Vote:** Dr. Norton provided insight into the reasons why an increase in assessments is deemed necessary. Our neighborhood has not seen an increase in assessments since 2018 when it was increased to the rate of \$520 per lot. Unfortunately, operating costs for all services have grown and the board is seeking an increase of 10% to close that gap and make sure costs can be covered. The increase would create an assessment cost of \$572 per lot with trash service. A motion was made by Stephanie and seconded by Lynn. All in favor and none opposed. Increase to \$572 starting 1 January 2024.

**Accomplishments for the Year/Recognize Neighbors for Contributions:** Noticeable improvements for our community include a new pool liner, sprinkler repairs for aging equipment, repair of the front landscaping irrigation system, and more community involvement events.

**Pool Crew- Ken, Darren, Dee, Renee, Stephanie and Randy**

**Mowing- Dale and Dale**

**Pond Repair- Mike Maxton**

**Community Events – Corey and Beth Piper**

Thanks to the board for thier time and dedication! Much appreciation goes to Stephanie for fielding phone calls and questions, Juanita for taking on the role of treasurer, Arwa for community involvement, Lynn on her tireless work educating the neighborhood, Matt for secretary duties, and Sara for being awesome and holding them all together.

**Opened Floor for Comments/Questions:** Randy Loy- In the past, a poll was put out among the neighborhood for recommended improvements in order to determine interest in certain areas. Lynn referenced the list compiled on previous boards which included a list of identified community goals. Time to poll the neighborhood and then appropriate data to support improvement plans is much longer than expected.

**Open Floor for Discussion Items:** No items presented.

**Annual Meeting adjourned at 6:49**

Next Meeting, TBD by new board.

**Board Meeting to Follow Annual meeting/Reminder:** Reference Nov 2023 regular board meeting minutes.

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Matt Tener  
Secretary, Board of Directors