

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES
Fire station #20 2255 S Greenwich, Wichita**

Wednesday 5/8/2019 **Meeting was replacement for April cancellation******

Board Members Present: Mike Walker – President, Ory Smith – Vice President, Damian Avery – Treasurer, Linda Hurt – Secretary, Shannon Grate - Member

Board Members Absent: Angie Hall, Sara Shaw

Guests: Brittany Bell – HOA Community Manager

Other Attendees: Stephanie Avery, Shawn Hinkle, Dale & Debbie Henley, Louis & Tana Archuletta, Randy & Carol Loy

Special Guest: Austin with Pierpoint Landscaping

President, Mike Walker called meeting to order at 6:28 p.m.

Approval of Agenda: Linda suggested we adjust the agenda to allow Austin to present his bid for landscaping around the pool first thing. The board accepted this change. **Damian made a motion to accept the agenda, seconded by Ory, all approved.**

Approval of 3/26/2019 Minutes: **Ory made a motion to accept, seconded by Damian, all approved.**

Approval of Financial Report Submitted by HOA Management: Damian noted that we have outstanding assessment dues, need executive session to discuss. **Motion to accept financial report made by Shannon, seconded by Damian, all approved.**

Announcement was made by Linda that we've gotten bids for the pool landscaping and our special guest, Austin, would submit his bid and answer any questions. He did want it noted that his bid included a large amount of plants and that could be scaled down as needed. Also discussed was getting a bid from him that was only tearing out old and replacing with bare minimum such as just sod. Austin said he would submit a bid for that asap. He asked if there were any concerns about the maintenance his company was doing; there were none. Austin was thanked for being there and he left.

Old Business: Discussion about bids received for some of the top 5 items on the survey from last year: Rip Rap all ponds, fix west pond, landscaping pool and entrance, and fountains for East pond. Bids ranged from \$1700 to \$53000. Mike suggested we make a spreadsheet with all of the bids so we can discuss further. Linda stated that we just received some of them and agreed to do this and will email the board. No action until board reviews spreadsheet.

Damian explained the engineers' comments about doing the work to deepen and seal the West pond. Basically that we could do it but we could spend over \$20K and it might not fix issue completely. When talking to him we questioned whether it would be better to do the dedicated well on the far southwest pond as such that it would overflow into the northwest pond. Changing the dedicated well and larger pump we budgeted for last year to anything the south pond might need seems like a better option and would save major funds.

Randy Loy asked about the depth / fish but it was not feasible since it's so shallow.

Dale asked why the board didn't just do a special assessment for the large amount of improvements that have been requested and was told that the board would check on that or possibly a loan.

Nikki stated that the end of year bank balance is not based on using any reserves funds or receiving new home sale assessments.

After much discussion about the options for doing anything from the survey we did last year, Bonnie hoped that the board would ask the neighborhood as a whole what their thoughts were about the funding to do the improvements. It was stated that the board fully intended that from the start and was only getting an idea of options for costs and funding.

Dale & Debbie Henley were thanked for cleaning the debris from around the West pond, it is much appreciated.

Dale asked about the trees planted on the West pond south bank since they are under water and dying. That neighbor planted them before getting approval so they were just left there. We may need to address if they start to rot.

Report from Brittany @ speeding issues, the City can't post speed limit signs, speed bumps, or slow down signs. It was suggested to ask Dee Nighswonger for clarity, since she works with the City Council, if we could post a "slow down for special needs child" sign.

New Business: Linda announced the members of the new committees:

Welcoming: Dee Nighswonger, Jeff & Jenny Vaughn (*with my help if needed*).

Pool: Sara & Rodney Shaw, Darren Nighswonger (**with help from Stephanie Avery, Vicki Loeb sack & I as needed**)

Keys have been dispersed to neighborhood vendors and HOA Mgmt.

Pool work day discussed before opening – pick weeds in parking lot and pick up trash next weekend.

Several offers of help - need to organize further.

Damian requested moving forward with finding out if we even qualify for a loan, and it was agreed to have Brittany just ask about details.

Linda asked Nikki what percentage of Rip Rap was left to do on the East pond and she thought around 1/3. She reported that Green Mile was favorable over Twin Rivers based on the care used when doing the work.

Ory reported using 3 bottles of product for algae control, with 1 treatment being 4 bottles. There is a definite improvement. Stephanie noted that future purchases are cheaper at Tractor Supply.

Stephanie reported that when the developer, Gene V., starts work on the Southwest corner of our neighborhood, he will do the same things he did for the northwest pond. Clean brush around it, grade it, dig well and do sprinklers, etc. This is a huge savings for us and likely will start this fall. There were questions about Rip Rap on the West ponds and what is needed when developer is finished. She also said that Gene could beat the fountains bid by quite a lot, so the board will take that into consideration, and will ask about the electrical setup that he'll install there also.

Mike mentioned talking with Dan, who winterizes some neighbors systems, about the sprinklers falling into the east pond and needing to budget for maintenance items for the underground system and pump in the future.

Open floor to Comments: The bushy, wild evergreens in ditch at Northeast side of our neighborhood entry was discussed again and decidedly still an issue because it collects trash, is not maintained at all, and several have mentioned it is a safety issue hiding deer. After some discussion, Mike said that he could do the removal but Stephanie reported that she already got a bid for it and he agreed it would be better for them to just go ahead then. As it is, it cannot be maintained by the county to mow like all other ditches because of the unkempt brush. There was much discussion about the steps needed to getting this cleaned up. The county won't mow the area because of the trees, and they won't cut trees until they interfere with the wires. Stephanie has made several calls and received written permission

from the responsible party to go ahead and cut them down. She reported that the bid was \$320 and said that he will remove the few tree stump roots also so it can be mowed properly. Stephanie then needs to call the County when mowing is needed there. **Motion made to accept this bid and remove trees by Damian, seconded by Ory, all approved.**

Shawn said there is major erosion around Dan's house by the big willow tree that carries mud across the sidewalk. Also the amount of bare areas that are muddy – can we ask about sod being placed there by builders?

It was decided that Brittany will ask our trash company if they have, and can service, a barrel like trash can for the East pond area and what that would cost.

Shawn suggested a hot dog feed / kids party – maybe with Linda Masons' BBQ – this summer to get more neighbors involved. Linda H. stated that the welcoming committee met this past weekend and had talks about having a block party, so this sounded great.

Louis commented about the mud from contractors in the area and what can be done. It was suggested for him to email HOA with pictures as we've had this in the past.

Nikki wanted to update on the ACC situation and the resulting clarification of control.

Executive Session was cancelled due to time issue (*if meeting ran over 2 hrs we'd be charged more*)

Meeting adjourned at: 8:31 p.m.