

**Whispering Lakes Home Owners' Association  
Board Meeting Minutes**

**Wednesday, April 1 2015**

The meeting was called to order by President, Chuck Cooper, at 7:12 p.m.

**Attendees:** President, Chuck Cooper; Treasurer, Crystal Light; Secretary, Nikki Shirley, and board members Mike Walker, Steve Bartlett, and Vickie Pickering. No absences.

Steve provided an update on the Jeff Hill issues. Lance Spence and Steve were finally able to meet with Jeff Hill. Steve reported that Jeff was pretty amiable to the suggestions of the Architectural Control Committee (ACC) and understands the curb appeal issue. They met for about 40 minutes then Jeff said he would talk with his wife. He also asked who was going to be taking care of the pool this year. He said he and the Saylers would like to take the class and help with the pool. After talking to his wife, Jeff told Lance and Steve that they were not going to remove the gate in question nor were they going to relocate the garden plot. Steve thinks we need to let Jeff know we are disappointed with their decision and we would still like to see some resolve of the gate issue. **Steve agreed to do this.**

We started talking about the ACC and the fact that there is no written procedure for them to follow. **Mike agreed to put the procedure in writing.** He wants to meet with the committee the next few times they meet. **Chuck will send a letter to the ACC regarding Mike coming on the committee to document the process and formalize the rules they need to follow.**

Found out the Tretos are putting up a shed and doubt they went to the ACC for approval. We need to put in the newsletter that changes/projects are to be submitted to the ACC. Feature the ones that have been done recently.

I recommended we send a letter to all lot owners to let them know what the procedure is but the majority thought we should wait until we have formal rules.

Minutes of our last meeting were reviewed by e-mail. Steve moved to approve the minutes. Crystal seconded. Vote was unanimous.

### **Financial Report:**

Crystal reviewed the dues that are still outstanding. We have had a good response and there are only a few left who have not paid: Account # 13421 (two years behind), Account #13562 (three years behind); Account #13392 has paid \$100.00, Account # 13728 still owes \$45.00 for each of her three lots, Account # 13569 has stated his check is in the mail and Crystal has not sent Account # 13430 a notice yet. Vickie thinks we should put a lien on the Account # 13562 home. Crystal did not have a treasurer's report but reported that all bills have been paid. Crystal reported that she and her family will be selling their house and moving into the Maize school district. Once their house sells, she will resign the Treasurer's position. She recommends we get set up with an HOA management company. **She would be willing to put out another newsletter.** She also reported that Shannon Grate is willing to help with the pool. **Chuck will contact the HOA management company he has talked with in the past and see when they could meet with us.**

### **Old Business:**

**Vickie is going to talk to the Turners to see if they had any elevation plans for their pool.** Steve wrote up the pool shut-down procedures. Crystal met with Dan Holmes and Dan has agreed to take on the sprinkler system around the lake. Crystal developed a contract for the next five years that Dan and Chuck signed. We have not gotten any keys back from Jerry Mayhew. Crystal wants to lock the pump enclosure back up. **She'll get an extra set of keys made for Dan and she'll get a set of pool keys made for Dan and Steve.**

### **New Business:**

The Churchs are going to be putting their house on the market. Our next meeting on Wednesday, May 6 should be an open meeting. We will start at 6:30 p.m. for executive session then begin the regular meeting at 7:00 p.m. Vickie has offered her garage again for the meeting. We reviewed the notice requirement: five days notice for a normal meeting, ten days if we are going to be discussing budget issues.

There being no further business, I moved to adjourn and Vickie seconded. Vote was unanimous. Meeting adjourned at 9:15 p.m.

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Nikki Shirley, Secretary