

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

Wednesday, April 27, 2016, Fire Station 20, 2255 S. Greenwich

The meeting was called to order at 7:00 p.m. by President, Chuck Cooper.

Board Attendees: President, Chuck Cooper; Vice President, Vickie Pickering; Treasurer, Mike Walker; Secretary, Nikki Shirley; Steve Bartlett, Paula Shields and Mike Sayler.

Absent: None.

Guests: Krista Williams and Rodney Wright with HOA Management Services

Other homeowners in attendance: Zach Ungerleider, Wade and Donna Broden, Lance Spence, Linda Mason for lot owner, Gene Vitarelli, and Tina Sayler

Printed agenda stated "February" financials versus "March." **Steve moved to accept the corrected agenda. Mike W. seconded. Vote was unanimous.**

Minutes: Steve moved to accept the minutes from our March 30, 2016 meeting as presented and Mike W. seconded. **Vote was unanimous.**

Financials: Financial reports were submitted by HOA Management. All dues are in except for one lot and some late fees. Nikki pointed out the budget for the 2016 dues should be \$47,860.00 vs. \$50,985.00 and we still need to delete either the \$1,000.00 for "Community Work Day" under Landscaping Expense or the \$1,000.00 for "Annual Work Day" under Reserves as only one of these is needed. The "Pool Improvement" line item needs to be added back in with an amount budgeted for the pool divider rope, ring buoy and lounge chairs. Mike W. presented a budget worksheet that he put together comparing prior year budgets. He needs to add a Pool Permit line--\$125.00. **Nikki moved to accept the financials with changes, Steve seconded. Vote was unanimous.**

There was no Community Police Officer's report. Nikki will have Tony McMahon update the neighborhood directory with our new Community Police Officer's name—Officer Long. Nikki will ask Tony to send Krista a directory.

New Business: Rodney read the ACC Resolution. Nikki pointed out that we had agreed the developer would have architectural control only on lots he owns versus "any new home builds." Also need to clarify that if more information is needed for a plan submission or homeowner request that the 30-day rule is suspended until the additional information is received then the 30-day rule starts over. **Vickie moved to approve the resolution with revisions. Steve seconded. Vote was unanimous.** Rodney read the Assessment Resolution. **Mike W. moved to accept this resolution and Steve seconded. Vote was unanimous.** Rodney read the Pool Rules Resolution. Nikki asked if we could not have the consequences be the same for all violations and would like to have the rules in the resolution match the Pool Rules sign at the pool. We reviewed the pool rules on the sign and modified them and Rodney will match the resolution to these. He

will also make all violations subject to written warning on first violation and additional violations will result in suspension of pool privileges with length of time being determined by the board. Discussed painting "No Diving" around the pool. Krista will get a bid for this. Will also get a sign with "No Trespassing per City Ordinance" for the gate. **Steve moved to accept the resolution as amended. Mike W. seconded. Vote was unanimous.**

Old Business: Krista presented the rip rap bid from Twin Rivers, the company Rodney recommended. It would be \$42,350 for the whole lake but we could spend as much or as little as we want. Mike W. would like to put together a five year plan for the whole lake. Mike S. said there was no weed barrier in the bid he got and it was five foot wide versus 12 in the Twin River bid. It was noted that there will probably be sprinkler lines to fix due to the rip rap installation. We agreed to table this until our next meeting and Mike S will get an updated bid from Wagner Construction defining the rock density and what it would be to add the weed barrier and will also get two references. Debated the lake access path again. The Broden's stated they have watched homeowners walk through the mud getting to the lake from the west side which is behind their house. **Steve moved to do as much rip rap as we can and complete the west lake access path. Nikki seconded. Motion carried with five in favor and two opposed.** Vickie wanted it noted in the minutes that she opposed the west lake path because she feels the mulch path on the east side is out of compliance. Reviewed the three bids for the maintenance of the pool. **Mike W. moved to accept Platinum Pools' bid. Steve seconded. Vote was unanimous.** Mike S. stated he and his wife found two lounge chairs with a 15-year warranty for \$320.00. Steve said he will buy the divider rope and Lance agreed to help him with that. **Nikki moved to buy two lounge chairs and the ring buoy and line. Paula seconded. Motion carried with six in favor, one opposed.**

Open Floor Discussion: No discussion due to the lateness of the hour.

President, Chuck Cooper, adjourned the meeting at 9:12 p.m.

Nikki Shirley, Secretary