

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

Wednesday, April 26, 2017, Fire Station 20, 2255 S. Greenwich, Wichita, KS

Board Members Present: President, Vickie Pickering; Vice President, Steve Bartlett; Secretary, Nikki Shirley; Treasurer, Mike Walker; and Paula Shields

Board Member Absent: Parker Armstrong

Guest: Krista Williams with HOA Management Services

Other Homeowners: Bill Kilgore and Don McCullough

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

Agenda: Add to New Business update on pool committee. **Steve moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

Approval of Minutes: **Steve moved to approve the minutes from our March 29, 2017 meeting as presented and Mike seconded. Vote was unanimous.**

Opened floor to comments/questions: Bill Kilgore would like for the board to be open to exceptions to some of the covenant rules. He suggested a possible grievance committee made up of other neighbors. Don McCullough is concerned about speeders in the neighborhood. Vickie stated she contacted the police some time back regarding this issue and was told if she knows who it is or knows it's a certain car, to report it and they would look into it.

Financial Report as Submitted by HOA Management: Nikki reported all homeowners have now paid their annual assessment and all but one owner of two lots has paid. **Nikki moved to approve the report as submitted. Steve seconded. Vote was unanimous.**

Old Business: Newsletter—Paula will work on the newsletter next week and will send it out to board members to review by e-mail.

Website—Mike has changed the passwords and has uploaded some additional information but others still cannot see it. He stated he will get it done in the next couple of weeks.

New Website—Rodney Wright went to a conference where they demonstrated a website for HOAs and Krista stated it is really great, but at \$64.00 per month is out of our price range. Vickie still wants Rodney to address the Facebook option he mentioned at our meeting last month. Krista will check with him.

Signs—Still on hold due to the weather.

New Business: Review of Warning/Fine Procedure—Based on Krista's inspection today, approximately five residents will go into fine status based on current infractions. She will start with boats/trailers and trash cans on May 10. The first letter that goes out will state the resident will have 15 days in which to comply. Krista will e-mail us a copy of these letters. Following the next inspection if the resident is still out of compliance they will receive a letter that says they owe \$50.00 in liquidated damages and then will have another 15 days to comply or they will be fined another \$50.00, etc. We will

have to decide as a board at what point we take the next step. **Mike moved we send an attorney's letter after fines have reached \$250.00. Paula seconded. Vote was unanimous.**

Pool Committee Update: Nikki stated she has contacted last year's committee members and all are willing to serve again this year—Lance Spence, Steve Bartlett and Shannon Grate. Nikki has agreed to coordinate the committee as well as serve. Krista stated Austin Pierpoint has her pool key due to his need to have access to the sprinkler system in the pool area. Personal Touch (our new pool service company) has been given the keys Platinum Pool had. Nikki will distribute pool keys to new neighbors. In regard to renters, Krista has a form she can give to the owner of the home to sign before giving them a key and the owner will decide whether or not to give the key to the renter.

Other news: Gene Vitarelli had a fountain installed in the west lake and it is running. It does go off at night. We will monitor the electric bill to try and determine what it costs to run the fountain. Nikki has cleaned out the front entrance beds and trimmed the shrubs. She also planted some annual plants.

We adjourned our regular session to go into executive session at 8:22 p.m. Vickie called the meeting back to order at 8:35 p.m. Steve moved to deny the extension request of home owner #40159. Mike seconded. Vote was unanimous. Meeting adjourned at 8:40 p.m.

Nikki Shirley, Secretary