

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

**Tuesday, April 24, 2018, Fire Station #20, 2255 S. Greenwich, Wichita, KS**

**Board Members Present:** President, Steve Bartlett; Vice President, Parker Armstrong; Secretary, Nikki Shirley; Treasurer, Mike Walker; Shawn Hinkle, Zach Ungerleider and Carissa Winegar.

**Board Members Absent:** None.

**Guest:** Krista Williams with HOA Management Services.

**Other HOA Attendees:** Linda Hurt, Jeff Hill and Bonnie Pifer.

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

Zach announced that he and his family are moving back to Texas but he will stay on the board until his house sells. Steve will not be available for our May meeting.

**Agenda:** Nikki asked to add discussion of the purchase of the salt cell generator to Old Business. **Zach moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

**Approval of March 27, 2018 Minutes:** Mike moved to approve the minutes as submitted. **Zach seconded. Vote was unanimous.**

**Opened floor to comments/questions:** There was discussion about the west lake fountain and when it will be put back in. Gene Vitarelli had his person turn the lake pump on. Shawn said Linda Mason told him the fountain would be put back in next week. There is the issue of who will pay to have it put back in. It is not in our budget. Linda Hurt offered to see if neighbors around the west lake would be willing to help pay for the fountain to be put back in. Issue unresolved.

**Financial Report as Submitted by HOA Management:** Nikki stated she has talked to Christa Knight about why our retained earnings went down by \$300.00. There is also \$300.00 of Covenant Violation Fees that is in error. Christa researched the issue and told Nikki it should correct after they run the April EOM report. **Nikki moved to approve the financial report as presented (with corrections coming). Mike seconded. Vote was unanimous.**

**Old Business:**

**Facebook Page:** The Facebook page is almost ready. Discussed who will send out the notice to residents. Bonnie prefers she, Linda and Shawn to send the notice. **Shawn moved to send out the notices for Facebook. Zach seconded. Vote was unanimous.** Shawn thanked Bonnie and Linda for their work on this project. Steve thanked Shawn.

**Salt Cell Generator:** Nikki reviewed that last fall Vickie Pickering offered to find a salt cell generator for the pool on-line and said the ones she had found were around \$400.00. We budgeted the \$1,000.00 the pool company said they would charge not knowing for sure what Vickie would be able to find when the time came. We are nearing the time when we will need to purchase the generator. If Vickie finds one on-line even for \$400.00, it will not be under warranty and if something goes wrong with it, the pool

could be closed for a week or more while we try to find another generator on-line. If we allow the pool company to purchase and install a generator, it will have a one year warranty and the pool company would be able to replace it within a day. After discussion, **Zach moved to have the pool company purchase and install the generator. Carissa seconded. Vote was unanimous.** Nikki will contact Vickie and Rob with the pool company regarding our decision.

Carissa had asked last month what it would cost to have the commons weeded and over-seeded and fertilized. Krista reported Pierpoint Landscape stated it would cost between \$8,000.00 and \$10,000.00. Not something we can afford right now.

**New Business: Southeast lake path bids:** Christa stated she got a revised bid from Opp, who did the northwest path. They went down from \$3,800.00 to \$3,500.00. She got a second bid from Fierce of \$5,000.00. Jeff Hill asked if we have asked any of the flatwork workers working in the neighborhood what they would do it for. We have not. Jeff offered to try and get a bid from one of them for us. Krista will e-mail Jeff the specifics. We will table the vote on this expenditure while Jeff checks into an additional bid. Krista will also find out if we have to have an ADA cut out.

We also tabled the expenditures until fall for the rip rap. We decided to keep running the pump on the east lake for as long as it lasts rather than replacing it before it actually goes out.

**Christmas lights:** One neighbor wanted us to send letters to the residents who still have Christmas lights up. There is nothing in our covenants that addresses this issue. Krista stated there are some covenants that specify how early lights can go up (usually not before Thanksgiving) and they must be taken down by March 15. Given that there is nothing in our covenants like this, the consensus was that we will not address this issue at this time. Mike proposes adding this to our covenants with our next amendments.

**Neighborhood Update:** Nikki reported that Lot 18, Block 1 has been sold which is the largest lot on the west side in the area where there are no streets or utilities. Construction debris was removed from two of the lots on the west side.

We adjourned to executive session at 8:05 p.m.

**Meeting resumed at 8:51 p.m. and we adjourned.**

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Nikki Shirley, Secretary