

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

Wednesday, August 26, 2015, 15806 E. Woodcreek

The meeting was called to order by President, Chuck Cooper, at 7:05 p.m.

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

Absent: None.

Guests: Rodney Wright and Krista Williams with HOA Management Services

Approximately 15 other homeowners were also in attendance.

Minutes of our July 1 and July 22, 2015 board meetings were read by Secretary, Nikki Shirley. Steve moved to accept the minutes as read. Mike seconded. Vote was unanimous.

First agenda item: Pool Furniture/Equipment

Steve talked about budgeting for some lounge chairs. I stated we are going to need a new ring buoy and a buoy rope divider. Attaching ring on our current ring buoy has disintegrated and the buoys on the rope divider are broken. **Steve moved to put a line item in our next budget for furniture. Chuck seconded. Vote was unanimous.**

Second agenda item: Update on newly hired HOA Management Services company

Chuck turned the floor over to Rodney Wright. Rodney introduced Krista Williams who is going to be our Community Manager. She will be attending our meetings, doing our community inspections, working with the board on citations, etc. Heidi Dunbar is our Accounting Manager and the contact person for home closings.

Russ Pickering asked why we had to change banks. Rodney explained that it is a security issue. Rodney does not want money from 132 plus HOAs in his office.

Third agenda item: Rodney addressed the fact that we currently need to file a federal and state tax return. They use CPAs that charge \$150.00 per year for these services. I moved to let Rodney hire our taxes done. Vickie

seconded. Steve opened discussion on this issue and Tony McMahon, homeowner, volunteered to file these returns. Tony and Rodney will get together and review exactly what needs to be filed. I withdrew my motion and we agreed to table the issue until our September meeting.

Fourth agenda item: Mowing around the west lakes. Krista Williams and I met with two landscape companies (Suburban and Fierce) on August 24, 2015 and looked at the west lakes. Krista reported that each company bid \$1800 to bush hog around the northwest lake only and take out the smaller trees. There was discussion from other homeowners about why we should be doing this versus Gene Vitarelli who owns the properties around the west lakes and is developing the area. It was agreed to table this discussion and let Rodney Wright meet with Gene Vitarelli regarding this issue.

Open floor for discussion items: Jeri Shellner asked how dues are collected from new home owners. I explained this is done during the closing process. Chuck is still working on a lake committee. There was discussion again about the different things that can be done and how to determine what would be best. Vickie wants to make sure we don't overspend on the lake given that not everyone lives on the lake. Tom Hepburn stated the culvert next to his property has washed out and poses a dangerous situation. Rodney will contact the city regarding this. Mike Saylor would like to have the pool skimmer put out for all homeowners to use. Steve Bartlett will put one out. It was agreed we will close the pool after Labor Day.

Our next meeting will be September 30. Rodney stated we should be able to meet at Fire Station No. 20. Everyone agreed this would be a good meeting place. The agenda will be announced at a later date. The meeting adjourned at 8:20 p.m.

Nikki Shirley, Secretary