

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

Wednesday, August 31, 2016, Fire Station 20, 2255 S. Greenwich, Wichita, KS

The meeting was called to order at 7:01 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 Saylor.

Absent: None.

Guests: Krista Williams with HOA Management Services

Other homeowners in attendance: Tina Saylor and Tom Hepburn.

Agenda: Add to Old Business update on dumpster and changing our meeting day. Add to New Business maintenance of the rock beds at the pool. **Nikki moved to approve the agenda as amended. Paula seconded.**

Vote was unanimous.

Minutes: Paula moved to accept the minutes as presented from our July 27, 2016 meeting and Mike W. seconded. **Vote was unanimous.**

Financials: Financial reports were submitted by HOA Management. Mike stated we should have about \$3,000.00 more come in next year than last. Still need to determine the amount we can spend on rip rap. The sidewalk bill was \$4,947.25 vs. \$4,700.00 bid. Krista will check to see if the difference is tax. **Nikki moved to accept the financial report. Paula seconded. Vote was unanimous.**

Old Business:

Covenant Amendments were reviewed:

- 2.02 Construction Requirements. Added "fiber cement board or wood composite siding (no Masonite allowed)" to the list of acceptable exterior selections. "All window frames shall be of wood or vinyl" dropped "except basement windows." Changed the square footage for a bi-level to 1500 square feet vs. 1300. Leaving in "Slab on grade homes must be a minimum of 1800 square feet." Took out "Garages shall be side-load construction whenever practicable." **Vickie moved to leave in the side-load garage sentence but there was no second. Paula moved to accept 2.02 with the stated changes. Mike W. seconded. Vote was unanimous.**
- 2.08 Trash Service. Chuck said he visited several neighboring developments and found none that showed trash containers behind blinds so he is okay with removing that requirement. The most current revision now reads: "A common trash service shall be used by all owners, the agreement therefor to be negotiated between the trash hauler and the Board of Directors, the fees for trash hauling services to be included in the Homeowners' Association annual assessments. Trash containers may not be stored in the front of the home. Trash containers may be stored in the garage, on the side, or rear of the home." **Vickie moved to accept 2.08 as revised. Steve seconded. Vote was unanimous.**
- 2.21 Lake(s). Most current revision reads: "The lakes are for the exclusive use and enjoyment of the members of the Association. Guest(s) of a member are allowed if accompanied by the member of the Association. No boat, raft, canoe or watercraft of any type shall be permitted upon the lake except for preventative lake maintenance that has been approved by the Architectural Control Committee or Board of Directors. No swimming, wading or ice skating is permitted due to insurance liability issues. Fishing is permitted during daytime hours only. No night fishing. Fishing is catch and release only." **Paula moved to accept 2.21 as it stands. Vickie seconded. Vote unanimous.**
- 2.22 Vehicles/Trailers, etc. After discussion the following revision was presented: "No boat, trailer of any type, camper, recreation vehicle or any other similar item may be stored or parked on any driveway or Lot. No inoperable automobile, truck, motorcycle, or any other vehicle of any type or description may be stored or parked on any driveway or Lot. Vehicle repairs other than ordinary light maintenance are not permitted on any property." **Steve moved to accept this version. Mike W. seconded. Vote was unanimous.**

- 4.07 Notice of non-compliance and hearing. **Vickie moved to accept as presented. Nikki seconded. Vote unanimous.**
- 4.08 Damages for breach of Declaration. After much discussion regarding the amount being charged and the lien provision, the only change decided on was to make it ten business days versus ten days in which to come into compliance. **Vickie moved to accept 4.08 with this change. Steve seconded. Vote was five in favor, Mike S. and Nikki voted against. Motion carried.**
- 6.05 Initiation Fee. **Steve moved to accept as presented. Mike W. seconded. Vote was unanimous.**

Rip Rap. Vickie moved to accept John Voth's bid since Tim Wagner stated he would need to drain our lake down and would not hand stack the rock. Nikki seconded. After discussion, Vickie withdrew her motion as Mike W. wants to finish his spec list. He agreed he would finish it by Saturday, September 3, and e-mail it to the board members for review. Mike W. will e-mail the final spec list to Krista by September 8. She will get it out to the bidders and we agreed to give them ten business days in which to respond. Nikki has identified a third bidder and will get their information to Krista.

Tree Removal Around West Lake. We had two bids for the same area. One bid did not include the trees on the south of the dam. Mark Stiles bid \$700.00 to remove over 28 trees and trim up the trees we decided to retain. Austin Pierpoint bid \$800.00. **Vickie moved to accept Mark Stiles bid. Paula seconded. Vote was unanimous.**

Krista reported Waste Connections will charge \$350 for a clean-up dumpster plus tonnage. **Chuck moved to not order a dumpster at this time. Mike W. seconded. Vote was unanimous.**

New Business: The Sayers wanted the rock beds around the pool to be cleaned up. Nikki reported that she, her husband and Tony McMahon have cleared all the beds but one and plan to do the last bed when it cools off. She reported that these beds have always been maintained by neighbors. Mike S. thinks we need to have a landscaping crew do it. **Chuck moved to add this to the budget for next year. Steve seconded. Vote was unanimous.** We will need to get some bids. There was also mention that the front entrance beds need to be contracted out and cleaned up. Nikki stated she and her husband would clean these up as well. Paula offered to do one of them.

Alexis with HOA Management needs to know how long we want to wait between recording a lien and sending the account to a collection agency. Mike S. states he waits 90 days in his business. **Mike W. moved to wait 90 days. Chuck seconded. Vote was unanimous.**

Due to losing time at the beginning of the season, **Chuck moved to close the pool two weeks after Labor Day. Mike W. seconded. Vote was unanimous.**

Open Floor Discussion: No comments were made.

Meeting adjourned at 9:00 p.m.

Nikki Shirley, Secretary