

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

Wednesday, August 30, 2017, Fire Station 20, 2255 S. Greenwich, Wichita, KS

Board Members Present: President, Vickie Pickering; Vice President, Steve Bartlett; Secretary, Nikki Shirley; Paula Shields and Parker Armstrong.

Board Member Absent: Treasurer, Mike Walker.

Guest: Krista Williams with HOA Management Services.

The meeting was called to order by President, Vickie Pickering at 7:01 p.m.

Agenda: Add "Schedule Annual Meeting" to New Business. **Vickie moved to approve the agenda as amended. Steve seconded. Vote was unanimous.**

Approval of Minutes: Steve moved to approve the minutes from our June 28, 2017 meeting as presented and Paula seconded. **Vote was unanimous.** (There was no July board meeting.)

Opened floor to comments/questions: No visitors in audience.

Financial Report as Submitted by HOA Management: We delved quite a bit into our budget and how the financial reports do not really give us the information we would like to have. It is hard to know if we are going to have enough money to cover all expenses through the end of the year in light of the unbudgeted expenses that we have had. Parker offered to try coming up with an end of year report. We decided to table this discussion until our September board meeting since Treasurer, Mike Walker, was unable to attend the meeting this evening. **Steve moved to approve the financial report as submitted. Nikki seconded. Vote was unanimous.**

Old Business: **Neighborhood BBQ** is set for September 16 rain or shine.

Bulky Waste Pick-Up Day was held July 22. Not quite as many participants as expected but still productive.

Update on Signs—Mike has installed the last two lake signs. He will wait until the house is complete at the Rosewood entrance before installing the last Neighborhood Watch/Covenant Community sign.

Website—Still not completed. No update due to Mike's absence.

New Business:

Neighborhood Update—Nikki brought a print out of a proposal by Mike Maxton to tear down and rebuild the retaining wall next to the northeast sidewalk that leads to the lake. He has offered to do this for his expenses only which he projects will be approximately \$185.00. **Paula moved to let Mike Maxton fix this retaining wall and reimburse his expenses up to \$250.00. Nikki seconded. Vote was unanimous.**

Date for Annual Meeting—Nikki recommended holding the annual meeting on November 29 and having the board meeting after the annual meeting like we did last year. Vickie will announce at the meeting how many liens we have filed in response to non-compliance of covenants/non-payment of dues. **Vickie**

moved to accept the recommendation to hold our annual meeting on November 29. Paula seconded. Vote was unanimous.

We adjourned our regular session at 8:25 p.m. to go into executive session to discuss the Liquidated Damages issue. Vickie called the meeting back to order at 8:38 p.m. Paula moved we send out intent to lien letters for non-compliance with covenants when liquidated damages have reached \$250.00. Vickie seconded. Vote was unanimous.

We adjourned at 9:00 p.m.

Nikki Shirley, Secretary