

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

Tuesday, August 28, 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; and Shawn Hinkle.

Board Members Absent: Zach Ungerleider.

Guests: Katie Shurtleff and Jennifer Lillibridge with HOA Management Services

Other HOA Attendees: Linda Hurt, Stephanie and Damian Avery, Ory Smith and Jennifer Engelbrecht, Jeff and Jenny Vaughn, Dee and Darren Nighswonger and Bonnie Pifer.

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

Agenda: Mike moved to approve the agenda. Shawn seconded. Vote was unanimous.

Approval of July 31, 2018 Minutes: Mike moved to approve the minutes as submitted. Shawn seconded. Vote was unanimous.

Opened floor to comments/questions: Linda has concerns about a neighbor who has not mowed his grass in quite a while. Defer to agenda item 5. c. Review Inspection Report Priorities. Ory mentioned the ATV that was seen running through the neighborhood Monday evening. Defer to item 6. Neighborhood Update.

July Financial Report as Submitted by HOA Management: Nikki passed out a new budget to actual report. Nikki moved to approve the financial report as submitted. Mike seconded. Vote was unanimous.

Old Business:

We thanked Linda Mason for organizing and supplying the food for the Neighborhood Picnic held August 18. There were approximately 25 adults and five children in attendance. Stephanie stated she did not like Linda putting the announcements in their mailbox. The Vaughns also expressed the same concern. Jeff suggested she put the fliers on the front doors. Nikki asked others in attendance if on the door would be acceptable and the response was "yes." Nikki will let Linda know.

Vote for a new board member due to the resignation of Carissa Winegar: Two neighbors agreed to be nominated—Damian Avery and Linda Hurt. Jennifer had brought paper ballots with these two names listed and passed a ballot out to each board member. Each board member made their selection and turned the ballot back into Jennifer. Jennifer and Katie tabulated the results. The vote was three to two in favor of Linda Hurt. Linda joined the board at that time. We thanked them both and let Damian know we will have vacancies for the 2019 board.

New Business:

Request from the Averys to increase the time the fill pipe on the west lake runs from six to 12 hours: The Averys presented a proposal to improve the lake, which they say is leaking, from Armstrong Dirt Work to drain the west pond, clean out the silt, dig the pond deeper and haul clay on-site to seal the pond--\$20,000.00. It also included a bid for rip rap of \$10,000.00. There were also two bids for mowing the commons. We will table this until our next meeting. Ory would like to know exactly what our ponds are called—seasonal lakes versus retention ponds. Jennifer will get more bids and find out what the lakes are called.

Shawn moved to run the fill pipe six hours on, six hours off and two hours when the sprinklers run. Parker seconded. Vote was unanimous. Damian will set the controller up.

Ory asked if we could turn off the light at the pool to save money. We explained the light is very dim until something or someone trips the motion detector and then the light brightens up. This is used for security purposes and we would not want to turn it off.

Treat west lake with larvicide: Dee states the west pond is stagnant and someone at her office provided her with some "dunks" to help with the mosquitos. She would like for the HOA to treat the pond for mosquitos. Jennifer stated no other HOAs that they deal with have treated for mosquitos. Shawn talked to the Core of Engineers and they said they would not use them. McConnell does not treat their lakes either. Rain and running the pump to fill the pond should help. Dee is willing to see if this works.

Review inspection report priorities: There has been some concern about the subjectivity in citing problem lawns—what might be bad to one person is not to another—and how you judge whether or not the resident is addressing the problem. Jennifer stated they address lawns with bare spots/dead areas and obvious weeds. She stated they wait an appropriate amount of time before additional citations are sent. They address lawns in August and ask for overseeding in September. Stephanie asked about a vehicle with a flat tire and an expired tag. Jennifer will contact our community police officer. Nikki will give her his name. Talked about the stain on houses from sprinkler systems. Shawn wants to defer making a decision on these. Bonnie asked about the letter of non-compliance. She asks that the letters be positive and ask the neighbors to please contact HOA with their plans.

Select a pool closing date: **Shawn moved to keep the pool open through September 9. Parker seconded. Vote was unanimous.**

Pool useage—parties and additional guests: We have not allowed any more than the three guests due to there not being a specific number in our rules. Parker would like to know what other HOAs allow. Jennifer will check on that. There was discussion about changing the sign at the pool but the sign was just put up last year and Nikki feels it addresses the issue. This might be a good topic for our annual meeting in November.

Neighborhood Update:

Neighbor, Larry Meinen, passed away.

Ory stated the ATV running around Monday evening ran over his lawn. Nikki agreed to send an e-mail to the resident whose children we believe were involved in this incident.

We adjourned to executive session at 8:30 p.m.

Meeting resumed at 9:04 p.m. Parker moved to allow HOA Management to send initial non-compliance letters to neighbors before liquidated damages without board approval. Shawn seconded. Vote was four to one in favor. Motion passed.

Meeting adjourned at 9:05 p.m.

Nikki Shirley, Secretary