

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES  
Fire station #20 2255 S Greenwich, Wichita**

**Tuesday 8/27/2019**

**Board Members Present:** Mike Walker, Damian Avery, Ory Smith, Linda Hurt, Shannon Grate, Angie Hall, Sara Shaw

**Board Members Absent:** 0

**Guests:** Jennifer Lillibridge representing our HOA Management Co., and her guest Amber

**Other Attendees:** Dale & Debra Henley, Randy & Carol Loy, Nikki Shirley, Darren & Dee Nighswonger, Jeff Hill, Shawn Hinkle, Steve Bartlett, Bonnie Pifer

President called meeting to order at 6:29 p.m.

Approval of Agenda: **Motion made by Ory, Seconded by Shannon, All approved**

Approval of Minutes from the July meeting: **Motion made by Damian, Seconded by Ory, All approved**

Note: Mike asked for 'action items' to be noted and tracked separately in bold in minutes.

Approval of Financial Report Submitted by HOA Management for the month of July: **Motion made by Linda, Seconded by Damian, All approved**

**Open Floor for Comments / Questions:** Nikki questioned line items in the financial report so Damian itemized them as algae treatments & pump house keys.

Mike asked if Linda Mason changed flyers to say private instead of sold; Nikki said it was done but it's still colored red like the sold lots.

Darren asked @ pool closing – confirmed for September 9th.

Sara reported that Gary F. couldn't attend but sent a report that he's spent thousands trying to fix the grading issue in his yard and has confirmed that Suburban Landscaping will start soon.

**Old Business:** Questions were brought up about renting the inflatable for the picnic this year but there were still concerns about injury liability; unresolved at this time. It's noted that several people have game ideas that should be included in the email / flyer about the picnic so **Linda will email** for coordination.

Seed and/or sod pricing was reported by Damian that Josh suggested roll out sod behind the 2 new builds at the NW pond might run around \$500. Conversation leaned toward waiting for cooler weather as far as seeding the East pond areas due to many sprinkler areas not working or having collapsed into pond.

**Need to get with Austin** to see about costs to treat the weed problems in the commons areas. Randy stated the purple flowering weeds are much like crabgrass and should be treated in the fall. This needs to be added to the future budgets as it does affect neighboring lawns.

There were questions about the hole in the pool wall and the other rusted areas behind the liner. Dale reported the liner edge is coming off on the SE corner & a crack along the top and side and wondered if it can be fixed also. **Jennifer would ask Rob @ doing a fall assessment and she will ask him about both.** Damian reported that landscaping is set to start at pool on Sept 10.

### **New Business:**

**Don Dixon** was checking all of our sprinkler systems to do an assessment. Reported north side was running but south side was intermittent so the **wiring should be traced and control box checked**. Approximately 12 heads need to be replaced; there are 18 heads to a case so we would get a 'case discount'. **Ory was present** when control box was determined to be full of corrosion on the wiring connections. No idea on **bidding to fix everything** until wiring was traced and connections were cleaned to get the south side running consistently. Further treatment would need board approval.

Winter pool cover that protects the integrity of the water through the winter costs \$3800 and takes 2 weeks to arrive after ordered. Several ideas were discussed to reduce the winter water contamination but with a mesh cover it isn't possible, but it was determined to hold off on that purchase until the sprinkler system repairs costs are estimated. Also talked about using tractor tire inner tubes under the cover to redirect the dirty drainage but it will still penetrate the mesh regardless. **Ory offered to find out costs for tubes but was then told not to** because Randy was making something. No other action at this time.

Every other item that had plans to be addressed this year will be on hold until the East pond sprinkler system is kept from further deterioration. This is a priority because every day it is left will compound the costs to repair.

Much talk about rip rap keeping erosion at bay vs removing heads from sinking further into pond but the cost to bring in dirt under the drowning heads and then adding rip rap far exceed the cost to relocate the heads inland and then continue with rip rap.

The items on hold and needing to be addressed after that would be seeding/sod bare areas, proper pool cover, fountains/aeration etc. Further development in the area negates the idea of digging out silt from West pond yet, so that is tabled.

**Damian made motion, Sara seconded, All approved:** to have Dee N. ask her District Advisory Board about any start dates for the work to begin in our area for the new development. **Linda would email Dee** about what to ask them & also ask about the leaning Woodcreek sign getting fixed.

Board discussed again the **need to move on keeping the website url address** which means paying GoDaddy before we lose it - to at least keep the name. Angie asked what the hold-up was in getting this done and it was noted that Mike is the only one with access at this time. Angie asked Mike why he wouldn't just turn over the password so this can get handled and we can move on. Mike replied that he would; but did not do so before leaving.

The annual meeting was scheduled for November 19th; with the regular board meeting for November to follow the annual meeting. **Motion made by Sara for this annual meeting date, Seconded by Damian, all approved.**

We **asked Jennifer to see if the nearest church locations could be used** for the next meeting due to the road construction and to include a \$50 donation. Also to **cancel the current fire house** if church is available. **Motion was made by Sara to have Jennifer see if the Church can be scheduled, Seconded by Damian, all approved.**

**Linda will email the timeline, board bio request, & ballot letters** to Jennifer and the board to get opinions before sending to neighborhood.

Neighborhood update: the house beside the pool got their area cleaned up so now the mowing around the pool property can be done. The rope at the pool keeps getting removed even after posting sign, emailing, and FB posts not to remove it so Bonnie suggested a camera to deter them; others suggested a laminated sign. **Ory said he would get it zip-tied asap, and he did.** Randy L. reported he primed the items he put in and they are ready for when the pool house gets painted. Randy also asked about the survey & rip rap on the East pond; the board stated again that the sprinklers in the water are the priority as well as the wiring and broken heads getting fixed. Once that estimate is received the board will have

a better idea to determine any rip rap applications this fall. **Ory offered to get with Don** and get an estimate and options for what is needed.

**Adjourned for Executive Session at: 8 p.m.**

**Returned to regular meeting and with no actionable items adjourned at: 8:15 p.m.**