

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES**

Tuesday, August 31, 2021, Fire Station #20, 2255 S. Greenwich, Wichita, KS (No July, 2021 meeting)

Board Members Present: President, Sara Shaw; Secretary, Nikki Shirley; Members at large Danny Cunningham and Corey Piper

Board Members Absent: Interim Treasurer, Angie Hall; Vice President, Jim Bray

Guest: Michelle Barscewski, Community Manager, HOA Management Services and her replacement, April Casey

Other HOA Attendees: Wanda Maxton and Darren and Bobbi Tewes

The President called the meeting to order at 6:30 p.m.

Approve Agenda: Need to modify

Vote on Arwa's request—Add to Neighborhood Update

Pool Sprinkler System—Add to Grounds Committee Report

Address Commons Area to the South of Sara Shaw's House—Add to Grounds Committee Report

Dead Fish on the East Lake—Add to Grounds Committee Report

Nikki moved to accept the agenda as amended. Corey seconded. Vote was unanimous.

Approve Minutes from June 29, 2021, Board Meeting: Danny moved to approve the minutes as written. Corey seconded. Vote was unanimous.

Approve June and July, 2021, Financial Reports as Submitted by HOA Management: Danny asked for an explanation of the "Prepaid Assessments." One family is paying for their 2022 Assessment at one twelfth per month. Nikki moved to approve. Danny seconded. Vote was unanimous.

Old Business:

Review bids for D&O/Liability Insurance: Michelle passed out a spreadsheet she compiled of the final two bids she received. Farmers, our current carrier, bid \$2,680.00 with a \$500.00 deductible. Their coverage includes the pool house but not the pool. The second carrier, American Family, bid \$2,020.00 with a \$1,000.00 deductible. Their coverage covers both the pool house and the pool. **Corey moved to transfer our coverage to American Family. Danny seconded. Vote was unanimous.** Michelle will handle the cancellation of our current policy and enrollment with American Family.

Reserve & transfer update: Michelle reported that Gene Vitarelli is not going to increase the cost of the lots on either side of the Reserve, he's just going to split it equally between the two lots. There was quite a bit of discussion regarding this issue. Wanda Maxton pointed out that if the Reserve is owned by Whispering Lakes Home Owners Association, then the whole Association has to vote to transfer/sell it. Michelle thinks it is already owned by the developer. Nikki stated she has researched this before and her recollection is that all the Reserves are owned by the Association. Gene only bought lots at the county's Tax Foreclosure Sale. We decided to table this issue until Michelle can research the ownership issue.

Review Updated Board Committee Responsibilities/Contacts/Members: Michelle received revisions from the Grounds Committee and Welcoming Committee. Dale said Stephanie Avery (Chairperson) thinks the Pool Committee draft is okay, but Nikki feels like it needs some revision. She will review with Dale. In regard to the Development

Committee, Corey has questions about Gene's role and what he's supposed to do when it comes to the west lakes. Darren Tewes stated the west cove of the SW lake is a real eye sore, but he met with Gene about it and Gene said he's not going to do any more to that lake. There was additional discussion regarding this issue, but Michelle stated she needs to research this as well and will get back to us. We will review all the revisions at next month's meeting.

Report From Michelle Regarding the Ring Camera: Michelle stated she's a step closer to resolving this issue. She made contact with a Ring representative. Michelle needs to get the ID number off of the camera to deactivate that account. A refund will be issued to Stephanie Avery. Then we will get a new account and it will be in the name of Whispering Lakes HOA. They needed an e-mail and we said it should be the "secretary" e-mail. Once this is set up, we should be able to set the security light at the pool and everything else the ring camera is supposed to offer.

Report from Committees:

Pool: When the cottonwood trees to the north of the pool are dropping cotton, a lot of the time it falls into the pool and causes a big mess, especially when the wind is in the north. Dale does not want to have the trees cut down but would just like to trim them up. Danny and Dale will take another look at the trees and revisit what to do.

Welcoming: Nikki reported there were no new residents this month.

Grounds: We received notice from The Grounds Guys this month that they are no longer able to continue the mowing part of our contract due to a manpower shortage. Chairperson, Josh Wiele, was able to find a team to mow in the interim while he looks for a more permanent company. **The board approved this by emergency vote at the same cost we were paying The Grounds Guys.** Neither he nor Michelle has been able to find anyone to pick us up to finish out this season. **Nikki moved to allow Josh's team to finish out the season at the same rate we were paying The Grounds Guys. Danny seconded. Vote was unanimous.** Michelle stated she will start in September getting bids for next year. She will ask The Grounds Guys for a mowing and irrigation bid plus others. For the irrigation portion, she will require that the systems be checked once a month.

The sprinkler system at the pool has not been running. It has been determined that the pump needs to be replaced. We don't know the cost yet until the pump is pulled to get the size. The Grounds Guys estimate \$700.00 but Michelle thought it should be closer to \$600.00. Danny moved to have The Grounds Guys pull and replace the pump if under \$700.00. Corey seconded. Motion carried two to one. Dale will contact Desiree at The Ground Guys to get this scheduled.

Gene Vitarelli has had a sprinkler system put in around the southwest lake and the area was graded to accommodate the installation. The fill pipe was also turned off for an extended time, so the water level of the lake went down. As reported above, the west cove has a lot of vegetation overgrowth. The sprinklers have been running to help flatten the mounds where the sprinkler lines are, and it was reported that the pump was pulling up sand and that is why the fill pipe was turned off. It has been reworked some so that the fill pipe is now running periodically. Danny suggested resetting when and which zones to run so that the fill pipe can run more. He offered to use his equipment to help tamp down the sprinkler line mounds.

There has been some concern about the water level in the northwest lake and possible algae starting up again. The fountain was turned off because high temperatures and wind were possibly exacerbating evaporation. Danny said they have cut back the sprinkling cycle as much as they can to maximize the amount of time the fill pipe can run. Discussed putting in an algaecide. Michelle will find out what most of their companies use and Dale will ask Ory what they used last year.

Several neighbors reported up to 12 dead catfish on the east lake. Cause is unknown at this point. Several neighbors mentioned heat and poor aeration as a possible cause. It was decided to just monitor this issue for now.

Sara had some concrete work done behind her house and the cement truck cracked the entrance sidewalk which has been fixed, but that and the other equipment destroyed the grass on the north side of the sidewalk. She would like to have both the north and south side of the sidewalk redone. She got a bid from Josh's brother of \$800.00 to spray and kill the vegetation already there and reseed everything. Sara said she would pay \$200.00 of that amount since it was their work that caused the problem. Discussed other options. Decided to have Sara find out if there will be a warranty and if the spraying will be safe for the newly planted trees along the sidewalk.

Development: Tabling the proposed playground for now due to high cost.

It was suggested that each committee chair bring their budget requests to the September meeting.

New Business: New Business was addressed above in the Committee reports.

Skipped to Open Floor for Comments/Questions: Bobbi Tewes said she is concerned about the poor quality of the commons especially when residents receive notices regarding their property.

Dale wants to keep the pool open until the end of September. Nikki was not supportive of this since this would be an unbudgeted expense. She's also concerned about those that have to go there at 10:00 p.m. at night to lock up. Dale said they don't do that now. They don't put on a separate lock like they did last year and they leave the bathrooms unlocked. After additional discussion, **Corey moved to keep the pool open through September 26. Danny seconded. Motion carried two to one.** Michelle will let Rob with Personal Touch Pools know.

Neighborhood Update:

The July Newsletter was e-mailed out. It includes the Community Picnic date of September 18, 2021. Arwa Armstrong had asked if the board would send an e-mail out to everyone announcing the Neighborhood Garage Sale that Katy Kasselle has put together for September 24-26 and Arwa has arranged for Crumble and Cream truck to be at the pool parking lot. It was agreed Nikki could send this out after running by Sara first.

Adjourned to Executive Session at 8:12 p.m.

Meeting resumed at 8:30 p.m. Danny moved to send Account #40176 to collections. Corey seconded. Vote was unanimous. Adjourned at 8:35 p.m.

Nikki Shirley, Secretary