

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES  
ZOOM**

**Tuesday 08/25/2020**

**Board Members Present:** President – Sara Shaw; Treasurer – Damian Avery; Secretary – Linda Hurt; Members – Angie Hall, Wyndi Busick

**Board Members Absent:** None

**Guests:** Raecine Brent – HOA Management

**Other Attendees:** Stephanie Avery, Shawn Hinkle, Bill Hurt, Nikki Shirley, Dale Henley

**President called meeting to order at 6:35 pm**

Approval of Agenda: Linda requested to add emergency email situation to New Business; **Damian Made a Motion to accept the amended agenda; Seconded by Linda; All Approved**

Approval of 08/06/2020 (for July mtg) Minutes: **Wyndi made a Motion to accept the minutes; Seconded by Angie; All Approved**

Approval of Financial Report Submitted by HOA Management: **Linda made a Motion to accept the financials; Seconded by Damian; All Approved**

**Old Business:**

Pool security discussion and adding a camera over there was discussed – concern is getting a wifi signal; Stephanie offered to talk to Steve next door about sharing a connection.

Any FB posts offers of help such as mowing, weed eating etc are wonderful – but Sara noticed that her request not to alter the commons area by the Rosewood sidewalk was not honored. Since we had our lawn vendor on his way to address his mess and the subsequent spraying that was done drifted outside our commons area – it has been a disappointing experience to witness. Usually all offers of help are really appreciated and we are grateful for all the helpers but any alterations of a permanent, or semi-permanent, nature are not allowed. Actually, anything needing done in our common areas has to be approved by the Board first – no one can alter it for any reason without permission. So a reminder needs to be sent out to the neighborhood about this and hopefully it will be respected in the future. Need to update rules on our FB group to reflect this, make a new post to read the new rules, and possibly re-pin them at the top. Also email this info to everyone.

Board asked Raecine about info regarding solar panels and she notified us that she could not give us any advice about it at all; Rodney (HOA Mgnt) has allowed them in the past but only on back of homes and none on lake / pond lots at all. Damian discussed with Dee (DAB) and they are allowed as far as zoning but as they are not regulated (with regard to consistency and home values) in our covenants then we cannot allow them at this time – further info is still needed before any solar panels can be approved.

**New Business:**

Linda reported that her personal email that she has used to send neighborhood emails has bounced back everything she has tried to send (tried twice and over 300 came back undelivered) – all of a sudden she is blocked from sending anything. She has tried several things (GMail, Hotmail, Outlook) but nothing is working to send mass without paying or blocking, even trying smaller batches. Discussion about not using BCC was not supported to keep neighbors emails private. Our website has email ability for a fee but it is unclear if Office 365 can send bulk without blocking either. She is looking at GSuite as it promotes website address and reroutes through gmail with that website address – will report at next mtg.

The pool cover production company shut down during Covid and is back logged by @ 3 weeks – it should arrive mid-late September. After some discussion, the board decided to close the pool at the end of Sunday, Sept 13th; **Damian made a motion to close the pool 9/13/2020; Seconded by Linda; All Approved.**

As with the board and neighbors complaining about the lawncare, Linda said she has emailed him pictures, sent texts and talked to him on calls and is only getting different excuses all the time. Sara had to run them down when they are leaving even though they weren't even done, and Stephanie has done that also. We are all fed up with this and decided to finish this season and then get bids for all 3 vendor jobs (it is still suggested that our pool guy, Rob, always answers on weekends and we might not get that elsewhere). Linda reported that she had made a spreadsheet of all the things that are currently listed by all of our vendors in their contracts now so that we have a comprehensive list of job scopes for future vendor bids to be competitive and more equal. It was decided to add another tab for sprinkler work in case any lawncare vendors don't include that in their quote. Linda said she would add that and get it sent out to Raecine to send out for bids for the 2021 year.

There is also a low area by Sara and the sidewalk by her that holds water and needs dirt and Stephanie said that Gene will bring it in before seeding.

**Neighborhood updates:**

Shawn Hinkle and Dale Henley want to do a sign-up sheet for help with the fishing tournament coming up sometime in October. Board needs to advertise it all with email, FB post, & flyers. Need to decide on a date; Shawn has priced bait & tackle; several have offered poles, food, drinks & suggested prizes. Shawn also asked if Linda could post about walking and biking in the streets rules for safety.

Sod is in at pool area and in at dirt areas at west pond.

Dale mentioned the area at Rosewood pond entrance and wondered what it needed to get that area fixed to look better. As that area just got sprayed and killed, no grass can be planted in that area yet. It does need sprinklers first but the rip rap needed to be addressed before anything else to finish out this year.

**Open floor for Comments/Discussion:**

Stephanie wanted to price trees for the new west sidewalk and Angie said that Josh gets wholesale so let's ask him first to see. Stephanie can see about sale prices at Lowe's and report back.

Nikki brought up if the pool liner should be replaced under warranty because of all of the tears – Linda said that Rob said that as long as it is small tears and can be patched, that is what he'll do. Warranty is only for product failure.

Nikki also stated that the rip rap is for erosion not just looks and is needed before several areas get worse – she mentioned that behind a neighbor it is only 1 ½ ft away from sidewalk. Linda brought up the original rip rap discussion years ago mentioning the intent to add plantings for a natural erosion remedy but besides some lilies that didn't work very well, there wasn't much else done. That should be looked

into for some cost savings possibly if it works. Stephanie mentioned the west pond has eroded 6-8 inches already this last year.

She also asked if there was any info on playground insurance – Raecine has emailed them but has not gotten a response yet. Any info on the ditch getting finished – they have not responded yet either. She will email them again and/or call to get a reply.

Linda reported that Sara gave her a “To Do” sheet that she turned into a google sheet doc that can be edited in real time for any action items that need to be completed by various people.

Stephanie asked if we could get a bid for the sprinklers and grass for the Rosewood sidewalk and Damian said we can always get bids. Besides finishing the rip rap, the areas of concern with the walking sidewalk around that pond that are a hazard needing grass or plantings to divert the slick run-off areas of muddy water are more of a concern right now. Getting a bid is helpful to know the costs we are facing when that time comes; everything is a process; the worst areas need to be prioritized.

#### **Adjourned for Executive Session at: 7:58 pm**

Returned to regular meeting at 8:23 pm – **Linda made a motion for IOC Letter to be sent on account #50377; Seconded by Damian; All Approved.**

Stephanie wants to add weed control for the new sod that was laid at the pool – Dale was treating the sod laid by his house already. We have 2 minutes before we get charged extra costs for Raecine so meeting needed to end.

**Meeting was adjourned at 8:28 pm**

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Linda Hurt  
Secretary, Board of Directors