

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES**

Tuesday, December 7, 2021, ZOOM format. (Rescheduled November 30, 2021 meeting.)

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

Board Members Absent: Vice President, Jim Bray; and Interim Treasurer, Angie Hall who resigned December 6, 2021

Guest: April Casey, Community Manager, HOA Management Services

Other HOA Attendees: Daniel McConnaughy, Josh Wiele, Stephanie Avery, Manuel, Vicki Loeb sack, and Dale Henley

Sara called the meeting to order at 6:32 p.m.

Agenda: Need to add to agenda: Approve November 30, 2021 Annual Meeting Minutes and November 30, 2021 Board Meeting minutes. Nikki moved to approve the agenda as amended. Danny seconded. Vote was unanimous.

Approve Minutes from October 26, 2021, Board Meeting: Danny moved to approve the minutes as written. Nikki seconded. Vote was unanimous.

Approve Minutes from November 30 Annual Meeting and November 30 Board Meeting: Danny moved to approve these minutes as written. Corey seconded. Vote was unanimous.

Approve October, 2021, Financial Reports as Submitted by HOA Management: Nikki moved to approve the financial reports as submitted. Danny seconded. Vote was unanimous.

Old Business:

Move approval of the budget to the end of Old Business.

Approve Vendor Bids for Mowing and Irrigation Contracts. April reviewed the revised mowing contracts with the correct 16 mows versus 32. Koala-Tee is still significantly higher than the other two—Yeisley and A Cut Above. Josh recommended Yeisley. Mowing would be \$8,850; fertilizations (four treatments) would be \$3,072.00; and bagworm treatments (two) would be \$1,500.00 for a total of \$13,422.00. Danny moved to approve the Yeisley contract and wants \$15,000.00 put in the budget for this item. Corey seconded. Vote was unanimous.

April then reviewed the irrigation bids: Apex, Manny's Irrigation and Koala-Tee. Danny moved to approve Manny's Irrigation bid of \$225.00 for systems start-up, \$150.00 to blow out systems, \$150.00 for two inspections during the season and \$65.00-\$85.00 per hour (depending on number of persons doing the work) for repairs if needed. Nikki seconded. Vote was unanimous.

Ring Camera: Corey and Dale were able to help April get the numbers she needed off the cameras. April called the company and they wanted Damian's death certificate which Stephanie provided. They also wanted a letter from an attorney okaying the transfer. April is going to try and get the transfer completed with just the death certificate. She will keep working on this.

Rip Rap Update: Nikki met with Shawn Sater on December 2, and they measured the cove area at 310 feet. The cost per foot is up to \$25.00 for a total of \$7,750.00. He will clear all the banks of the cattails and volunteer cottonwood trees for \$1,000.00. **Emergency vote was taken to accept this bid. Vote was unanimous.**

Approve 2022 Budget: Nikki said she would update the budget with Danny's suggestion. April said we can vote on the budget by email.

New Business:

- The Voting Resolution for Board of Directors, 2021 Amendment, was once again reviewed. We are adding the ability to submit names by email rather than just by USPS. We are also clarifying that if there are seven or less names submitted, we will not need to send out a ballot but will only need to approve the names at the October Board Meeting. **Nikki moved to approve the Amendment. Danny seconded. Vote was unanimous.** Nikki will get this Resolution to Sara to sign.
- Next board meeting date. **Danny moved to set January 25, 2022, for the next board meeting. Nikki seconded. Vote was unanimous.** April will get it set up with the Fire Station.

Neighborhood Update: Nikki noted that in the past, we have given a courtesy payment to the church for allowing us to use their facility for our Annual Meeting. **Danny moved to pay Grace First Church a \$25.00 donation. Nikki seconded. Vote was unanimous.**

Open Floor to Comments/Questions: Daniel McConnaughy asked who takes care of the property behind his house from his property line down to the lake. It was explained that this is a new area of development and, hopefully, the association will be able to maintain this area come next season. Daniel said his son tried to clear the bank recently but got mired in mud. Sara told him to feel free to go ahead and clear the weeds when the area dries up. He also asked if neighbors share the cost of fencing. Danny stated each owner pays for their own. Daniel was told a gate at the back of his property is okay.

Adjourned to Executive Session at 7:22 p.m.

Meeting resumed at 7:28 p.m. and we adjourned.

Nikki Shirley, Secretary