

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

Tuesday 2/25/2020

Board Members Present: Ory Smith – President, Damian Avery – Treasurer, Linda Hurt – Secretary, Members: Angie Hall, Wyndi Busick, & Bonnie Pifer

Board Members Absent: Sara Shaw – Vice President

Guests: Dale Henley, Stephanie Avery, Nikki Shirley, Jenni Smith, Josh Wiele

Other Attendees: Raecine Brendt – HOA community manager

President, Ory Smith, called Meeting to order at 6:31 pm

Approval of Agenda: Damian wanted to adjust agenda for grass/sod bids – add Pierpoint to New Business; Bonnie wanted to add the survey options discussion (from the meeting with her, I, and Angie that past Saturday) in the open meeting under New Business but this can't be done until the whole board signs off on the document contents before presenting it to the audience. **Damian made the motion to approve the agenda with the bid adjustment, Seconded by Wyndi, All Approved**

Approval of January 2020 Minutes: **Motion made by Damian to approve minutes, Seconded by Wyndi, All Approved**

Approval of Financial Report Submitted by HOA Management for the month of January; Nikki questioned an expense, Damian clarified; **Motion was made by Linda to approve financials, Seconded by Damian, All Approved**

Old Business: Raecine reported Wastelink Trash Co has a 3, 4 or 5 year offer available in their bid; Angie commented that it was still below what Waste Management & Waste Connections turned in. **Angie made the motion to accept WasteLink/Air Capital bid for the 5 year contract, Damian Seconded, All Approved**

Raecine reported the bulk trash pick-up date is set for March 19th. The board discussed the turnaround for mailing out flyers to the neighborhood along with emails and Facebook reminders; Raecine would check this. The board was told that flyers take a turnaround of at least 20 days; therefore the decision could not be made at the Feb. meeting due to time constraints. Raecine requested a decision on if she was to do the mailers from the HOA Office or not (postcard costs .75 ea @ 134 homes = \$100.50). After much discussion, and guidance on voting via email that was deemed acceptable, it was voted on to send the postcard mailers. **Damian made the motion to mail postcards, Seconded by Linda, 4 approved – 2 opposed: Motion carried.**

Linda reported that she had received an offer to help dig out the ditch that is plugged with a bid of less than \$500 from our neighbor Mr. Gray; Damian had bids from Manny (landscaper in our area) & Pierpoint Landscaping to address the ditch area at \$410 & \$750 respectively (only Manny included grass replacement); there was a question as to needing a permit to do the work and if so – get it in writing so Raecine will check into this.

Damian reported on placing our reserves into a money market fund with growths at .04; **Damian made the motion to approve this action, Angie seconded, All Approved.** He will get with Christa to get this done.

New Business: Ory reported on the Evergy Kansas request to grant access to the north 20 feet of Reserve G easement for utilities for the new SW development – the request was for immediate action so the board took an emergency vote via email; **Linda made the motion to accept the request and grant access, Seconded by Sara, All Approved.**

Damian reported on 3 areas that we are looking at for seeding or sod due to being bare dirt in our commons areas; behind 2 new builds on west pond, beside new build next door to the pool, and commons area around NE area of west pond. He got 2 complete bids addressing these areas but they were considerably more than we had budgeted for (\$1500 was carried over from 2019 for this); since these bids were including the ditch work they would need to be adjusted after Raecine reports back. No other action at this time.

Dale Henley asked why the builders aren't held accountable for tearing up the commons area – because it is not addressed specifically in the covenants and would require an update that is then enforceable. Two of the three areas we have to pay to repair are a direct result of the builders/contractors; of which 2 new homes were set up that their sump is dispensing past their property line into the commons area. As such, we cannot do any maintenance or place seed/sod since it's always a muddy mess. Much discussion happened on having the builder/buyer sign off on the need to not disrupt the commons areas in this manner; and to either reset their sump into their own yard or continue running hose underground to the pond area. No grass can be placed until the sump issue is resolved and the pool sprinkler heads are changed out to reach the area of concern. No action at this time (but considering a letter to have realtor address 2 new homes that are closing with this sump issue).

After further review of the differences in the 2 bids, Josh Wiele recommended having all scope of work listed on a form that all bids are turned in with to reduce the differences. Ory tabled issue to get more info from Austin.

Neighborhood updates: Ory reported that Don Dixon (with Pierpoint Landscaping) was doing the sprinkler work at the east pond and the control box is fixed. The system will be tested when the water is turned back on for the season. Complaints were made about several dogs barking non-stop; Ory said he talked with some who state they have to leave dogs out while they're at work; Raecine can do a nuisance letter if needed. Stephanie called Mr. Relph about his 2 builds and the sump issue – he said he would sign off if we wanted to fix the sump discharge ourselves (the board pays to get it done and takes all liability). The board considered this but needed more information for future actions.

Stephanie said that someone slipped in the pool bathroom last year because it's so slick and wanted to lay down sticky strips for the floor. She also requested to paint both bathrooms. The board agreed about needing safety handled before opening pool but some discussion as to the paint so this was not resolved at this time.

Meeting was adjourned and Executive Session started at 7:58 pm.

Executive session adjourned at 8:39 pm and returned to regular meeting. Linda offered to send an email to the rest of the board with survey items discussed by Angie, Bonnie & Linda since there was no time for further discussion tonight. No other action at this time.

Regular meeting adjourned at 8:41 pm

Linda Hurt
Secretary, Board of Directors