

**Whispering Lakes Estates Home Owners' Association
Board Meeting Minutes**

Wednesday, February 24, 2016, Fire Station 20, 2255 S. Greenwich

The meeting was called to order by President, Chuck Cooper at 7:00 p.m.

Board Attendees: President, Chuck Cooper; Vice President, Vickie Pickering; Treasurer, Mike Walker; Secretary, Nikki Shirley; Steve Bartlett, Paula Shields and Mike Saylor.

Absent: None.

Guests: Krista Williams with HOA Management Services

Other homeowners in attendance: Michael & Stacy McQuillan, Lance Spence, Jerry Mayhew, and Tina Saylor.

I moved to accept the agenda as presented. Mike W. seconded. Vote was unanimous.

Minutes: Mike W. moved to accept the minutes from our January 27, 2016 meeting as presented and Vickie seconded. Vote was unanimous.

Financials: Financial reports were submitted by HOA Management. Vickie did close the Bank of America account. I updated the total of unpaid dues to date at \$5,041 vs. \$11,191. I moved to accept, Mike W. seconded. Jerry Mayhew asked that his name be removed from the invoices for the two lots that Paula owns. Motion passed with six in favor, one opposed.

Old Business: I reported contacting our community police officer about our Neighborhood Watch and he confirmed that we are "registered in the city database" and we have 12 addresses listed. Lance would like to see the watch continue especially with the expansion to the west. The McQuillians think we need to drop it. Chuck will contact the block captains to see if they want to pick activity back up. Vickie resigned as the head of the Block Captains. It was suggested we have Officer Lemons come to our next meeting to talk to us. I will contact him.

Agenda Items:

Budget: Mike W. was unable to complete our budget. Mike S. moved to table this item until our next meeting. Paula seconded. Lance asked if there is still a \$3,700 reserve in the budget for a new pump. I said there was. Vote was unanimous.

Lake Access Paths: Krista reported that the mulch path is technically compliant, it just needs to be updated—more mulch added to cover up the black plastic, etc. Krista also submitted all the bids for the two paths. Paula stated the bid from Hillcrest Homes should be thrown out as a homeowner with knowledge of this company was present when the first bids were reviewed out our last meeting. Discussion followed. Mike S. feels we need to do some rip rap before putting in the paths as bringing in rock might tear up the paths. Chuck would like to update the

current mulch path with more mulch. Mike S. volunteered to get free mulch from the zoo and spread it during spring break. Michael McQuillan volunteered to help. Chuck moved to accept this offer, I seconded. Vote was unanimous. Krista will get new bids to show the cost for each path separately. Vickie moved to table a vote on the paths until the budget is finished and new bids are in. Chuck seconded. Vote was unanimous.

There was discussion regarding our pump and it was decided we need a well company to come out and evaluate the pump system: What the capability is now, is it adequate, is it a good pump, etc. Krista will contact someone. Mike W. will talk to Dan Holmes.

New Business: Paula asked if all compliance issues are shown on the inspection report that Krista distributes. Krista said not all are listed. Krista is going to walk the lake in the spring and redo it. Paula felt like there were several residences with inappropriate items under their decks that are not listed on the report.

The McQuillians and Jerry Mayhew questioned the amount of the late fee they were charged for unpaid dues. We will find the percentage in the covenants and get back to them.

Mike W. moved to have Krista send a letter to all homeowners explaining how we communicate with homeowners and ask for current e-mails. Paula seconded. Vote was unanimous.

Open Floor Discussion: No items were brought up.

Mike S. moved to adjourn. Vicki seconded. Vote was unanimous. Adjourned at 8:25 p.m.

Nikki Shirley, Secretary