

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

**Wednesday, February 22, 2017, Fire Station 20, 2255 S. Greenwich, Wichita, KS**

**Board Members Present:** President, Vickie Pickering; Secretary, Nikki Shirley; Treasurer, Mike Walker; Paula Shields and Parker Armstrong

**Board Members Absent:** Steve Bartlett

**Guest:** Krista Williams with HOA Management Services

**Other Homeowner:** Karen Austin

The meeting was called to order by President, Vickie Pickering at 7:02 p.m.

**Agenda:** Add Website and Mailing to Old Business. Add Sprinkler System Issue and Tax Return to New Business. **Paula moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

**Minutes:** **Mike moved to accept the minutes from our January 25, 2017 meeting as presented and Paula seconded. Vote was unanimous.**

**Financial Report:** Mike is going to start a separate spreadsheet on expenses to compare to the HOA Management report. Nikki reviewed current unpaid dues. There are five homeowners and two lot owners who have not paid dues and one homeowner who has only paid about half of their dues. Nikki has pointed out to Alexis with HOA Management that the lot owners have changed hands and Alexis needs to bill the new owner. **Nikki moved to accept the report as submitted. Mike seconded. Vote was unanimous.**

**Old Business: Website**—Still have not received the passwords from Mike Saylor. Vickie wants Rodney with HOA Management to get our passwords since he is the one who recommended we let Mike S. be in charge of the website and agreed to stay apprised of changes. Mike W. has not talked to neighbor Becki K. yet about whether or not she might be able to assist us. Paula's nephew will do it for \$25.00 per month. Mike has also said he should be able to update the website once we get the passwords and Nikki volunteered to help Mike keep the website updated.

**Mailing of the Covenant/Bylaws Amendments to all neighbors:** Southdata, the company who does our mailings to all residents, received our cover letter, ballot and amendments on February 17, 2017 and knows the mailing has to reach residents by February 27 or before. Announcement of the Special Meeting on March 13 is covered in the cover letter.

**New Business: Tax Return**—Vickie reported Tony McMahon is ready for the information from HOA Management so he can file our tax return. Alexis may have already filed it as \$85.00 is showing in the financial report as "expense for tax return." Krista will check with Alexis.

**Special Meeting on March 13, 2017:** Rodney will be able to attend. Krista stated we will open the meeting and we can only discuss the covenant/bylaws changes. We will present the amendments then open the floor for discussion. Next we will announce the results (deadline for ballots to be in is March 9). Announce that residents will have 30 days in which to comply with the new amendments. Adjourn the meeting.

**Newsletter:** Paula has agreed to revive our newsletter. She will try to do one each quarter starting in April. Nikki stated she would like to have the pool rules noted and what the function of the Architectural Control Committee is in the first newsletter. Asked everyone to send additional ideas to Paula and she will review them at the March meeting.

**Project/Plans for the new year:** Nikki reviewed the analysis she did of the budget and that there is going to be limited funds for projects this year especially if we have to use any of our reserves. **Mike moved to table this discussion until a later date. Paula seconded. Vote was unanimous.**

**Sprinkler System:** Dan Holmes, resident, is not going to be able to open/close and maintain our system this year as he has done the last two years. Austin Pierpoint has submitted a bid of \$350 for both start-up and close. Krista will get two more bids for us to review at our March meeting. Vickie asked Krista to ask Dan if he would be willing to submit a bid.

**Update on the pool:** Krista stated Rob with Personal Touch Pools has stated he will be working on our pool May 15 through 19 and will have it ready by May 26. Krista has already asked for our keys back from Chad with Platinum Pools.

Reviewed that the "open comment session" at our January meeting which took over an hour was way too long. Greatly limited the amount of time it left us for the rest of our meeting. We need to set a time limit for these discussions.

**We adjourned our regular session to go into executive session at 7:55 p.m. Vickie called the meeting back to order at 8:20 p.m. and we adjourned.**

---

Nikki Shirley, Secretary