

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

Wednesday, February 28, 2018, Fire Station #20, 2255 S. Greenwich, Wichita, KS

Board Members Present: President, Steve Bartlett; Vice President, Parker Armstrong; Secretary, Nikki Shirley; Shawn Hinkle, and Carissa Winegar.

Board Members Absent: Treasurer, Mike Walker and Zach Ungerleider.

Guest: Krista Williams with HOA Management Services.

Other HOA Attendees: Linda and Bill Hurt, Bonnie Pifer, Vickie Pickering, and Jeff Vaughn.

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

Agenda: Need to move "Facebook Page" from New Business to Old Business. **Nikki moved to approve the agenda as amended. Shawn seconded. Vote was unanimous.**

Approval of January 31, 2018 Minutes: Shawn stated he did not remember asking for a secret ballot for the board officer elections, he just thinks the process needs to be looked at. He also stated he meant cedar trees versus cypress trees when talking about fish habitat. **Parker moved to approve the minutes as amended. Carissa seconded. Vote was unanimous.**

Opened floor to comments/questions: Linda Hurt asked if there was someone in the neighborhood who polices the trash from the builders. She and her husband, Bill, have a lake side home on the west side and are experiencing a lot of trash from the building going on in that area. Nikki stated they should contact realtor, Linda Mason, who works for the developer, Gene Vitarelli. Krista stated she has contacted Gene in the past about the trash and he has said he would fine his builders if this continues to be a problem. Hunters Pointe has also complained about the trash. It was decided Nikki will do an e-mail to the neighbors to contact Krista with trash complaints. Vickie suggested neighbors take pictures and Linda said she has pictures that she will e-mail to Krista. Vickie then asked when the mulch path to the east lake is going to be concreted. It was noted that the board is looking at a couple of projects and will look into the mulch path.

Financial Report as Submitted by HOA Management: Nikki had sent out an e-mail regarding two items on the report that she discussed with Christa Knight, the HOA Management person who compiles the reports. The tax preparation item will be moved to the Kansas Annual Report line item where it is budgeted and HOA Management had billed the full assessment charge on a property that is only a lot so Christa is correcting that as well. Nikki stated we still have seven residents and three lot owners who have not paid their assessments yet. She then reviewed the time line of warnings that will go out if assessments are still not paid. Vickie reminded the board that trash service will also be suspended if assessment is not paid. **Nikki moved to approve the financial report as corrected. Parker seconded. Vote was unanimous.**

Old Business: Change of meeting day. Krista reported she is available now the last Tuesday of the month. She checked with the Fire Station and that day would be available for March, April and May. They did not go any further into the calendar. Nikki mentioned we definitely would want to change the October meeting date as the last Wednesday falls on Halloween this year. **In an effort to**

accommodate those who are having issues coming to meetings on the last Wednesday, Nikki moved to move our meetings from the last Wednesday to the last Tuesday of each month. Parker seconded. Vote was unanimous. Krista will get back with the Fire Station personnel and block the full year for the final Tuesday of each month (except in December when we do not have a meeting). Nikki will add this change to the e-mail she will be doing about the trash. Krista noted she will be out of town and not available at our May meeting. She stated Heidi might be able to come.

Facebook Page: Carissa and Shawn would like to proceed with the Facebook page. Linda asked if it is public or private. She feels it needs to be private. Bonnie (who set it up) says it is a "secret group." Shawn and Carissa will get with Bonnie and Linda to come up with a plan to move this forward. Vickie would like to hear from an attorney as to what we can and cannot legally put on it.

New Business: Nikki reviewed the e-mail she received from Jeff and Jenny Vaughn. They would like to donate their portable basketball goal to the HOA to be placed on the pool parking lot. Nikki made a diagram of the parking lot to show everyone and stated there is one opening between the tire curbs where it could be placed in the rock bed but she has some concerns. The first is the issue of liability...would we face liability if someone were to get hurt. And second, it might be hard to keep people from playing when cars are parked in the lot. Shawn also mentioned the concern of aesthetics. While we are very appreciative of the offer, it was decided we really couldn't accept this offer due to the concerns. Jeff was at the meeting and understood. **Volunteers:** Steve would like to see neighbors who live near the commons area cut the common area grass. Linda stated they and the Avery's already cut along the commons beside the lake path on the west side. Nikki and her husband cut their commons to the sidewalk as does Steve as well as a couple of other neighbors who do the same. Steve submitted a list of some of the things people could do to help us out that we could put on the Facebook page. Bonnie thinks a list of skills people have would be helpful. Nikki would prefer to wait until a specific need arises and then ask if anyone has the ability to help us out. Parker volunteered to draft an e-mail to send to everyone to address this. **Fish Habitat:** Shawn has changed his mind about dropping trees into the lake and has come up with a better solution for the fish. He would like to make "bait habitats" out of five-gallon buckets and rubber hose. He showed us a picture of the item. He would sink these in six to ten feet of water. He wants to do these as soon as possible while the lakes are down and will volunteer to cover the cost. **Parker moved to let Shawn proceed with this project with six to ten "habitats."** Nikki seconded. Vote was unanimous. Our next agenda item "Covenant Amendment" was an error and was deleted from the agenda with apologies to everyone. Bonnie asked when we will be getting a pump to help fill the lake. As with the mulch path, it is something we will be looking at.

We adjourned to executive session at 8:15 p.m. and resumed our regular meeting at 8:42 p.m. As for the covenant issue, we decided to table this until all board members are in attendance. As to the items that are being asked for (concrete the mulch path, get a pump to fill the lake, etc.) Nikki stated one year, in an effort to get community input, the board drafted a questionnaire that asked for neighbors' input for the things they felt were important to address. Parker will try to address this in his e-mail. Steve will not be able to attend our March meeting.

Meeting adjourned at 8:53 p.m.

Nikki Shirley, Secretary

