

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

**Tuesday 02/26/2019** Meeting started at 6:34pm

**Board Members Present:** Mike Walker, Ory Smith, Damian Avery, Linda Hurt, Shannon Grate, Sara Shaw

**Board Members Absent:** Angie Hall

**Guests:** Heidi Dunbar & Brittany Bell representing our HOA Management

**Other Attendees:** Stephanie Avery, Bill Hurt, Nikki Shirley, Darren & Dee Nighswonger, Bonnie Pifer

**Approval of Agenda:** Mike wanted to alter the agenda by adding 2 items: HOA responsibilities & Handicapped platform for pond. **Motion to approve made by Ory, Seconded by Sara, all approved.**

**Approval of 01/29/2019 Minutes:** Mike asked the board to read last months' minutes. **Motion to approve made by Shannon, seconded by Ory, all approved.**

**Approval of Financial Report Submitted by HOA Management for the month of January: Motion to approve made by Damian, seconded by Ory, all approved.**

**Old Business:** Linda asked if all understood the email that Nikki sent out to our neighborhood, it was suggested that it be read aloud so Linda did so. The trash contracts were discussed and Nikki further explained her email. Damian suggested that when trash contracts are negotiated and the rate changes – that all neighbors are notified and to be more transparent in the explanation of increases or decreases to the assessments. Bonnie brought up rewriting bylaws & Damian suggested subtracting trash fees from lot-only owners. Nikki stated that the assessments included fees for the pool, streets, etc. and not just the trash. Mike noted to look at bylaws and see about adjustments to covenants. Heidi will check trash contract expiration.

Email was sent about new board getting signatures on bank account; Damian and Ory did it, Mike said he would also.

**Updates on Neighborhood:** Linda said that 2 emails bounced back when she sent out the 'snow delay' for trash pick-up and 1 email removed via sold property. She said that she also used our Facebook page to make the announcement to help alert neighbors.

**New Business:** Getting trash cans ordered for new buyers, snow day delays, and contract negotiations were discussed to determine the contact at Waste-Link for the future. Damian suggested a board member needs to be the point of contact; Heidi will send them Linda's contact info for any delay of services and the HOA will handle the trash can ordering when assessments are received.

We got a new neighbor so it was brought up about getting their info for the directory and a 'welcome to the neighborhood' letter. Linda stated that she emailed the board and HOA about the welcome letter that Nikki always used and after updating the HOA contact info, it was agreed to send it. Bonnie said that she also sends an invite to our Facebook group. There was much discussion about getting info, the welcome letter, pool keys etc. Mike brought up a welcoming committee and HOA helping. We agreed

that there needs to be guidelines and more discussion. Dee suggested that we create a draft of responsibilities for that position, and maybe pool committee also, and request volunteers.

**Opened floor for comments:** Much discussion about pool opening/closing dates: pool guy coming to prepare for opening (need to schedule him early as they get behind), they clean and stock supplies on Fri & Mon, daily chemical readings and getting checked weekly by the city (Nikki has log book), water levels staying at midline of skimmer (we use city water so it costs when we add water). Sara offered to do the daily chemical reading as she and her husband has experience. Mike suggested leaving pool guys at the 2 days since it costs more otherwise, all agreed with that. Need to further discuss adding a pool committee. **Motion was made for Sara to do daily chemicals and needing further discussions about committees in the future, seconded by Damian, all approved.**

Date to open pool was suggested for Memorial weekend and to schedule pool guy to come a day before needed. **Damian made a motion to open pool on May 23<sup>rd</sup>, seconded by Ory, all approved.**

Mike brought up tentative date for closing – costs more if open longer. We talked about possibly scheduling the week after Labor Day to put the closed sign up and pool guy comes to close it. We will discuss further.

Brittany confirmed that she is to submit ACC request paperwork only to Mike and Nikki, the ACC committee. The following were brought up about the ACC: having only 2 members instead of 4, does it need to be board members, updated HOA contact info on paperwork. Stephanie asked if the committee members change, doesn't change, who is in charge, or needs more help? Dee suggested defining the responsibilities and Bonnie asked about adding this in the email requesting volunteers for committees. Mike asked for consideration in building handicapped platforms for access to the ponds since he has family members who could benefit from this. There were discussions about this for all 3 ponds and Bonnie talked about a bridge across the narrow access on the East pond. Adding all of this is not in the current budget so Damian requested further discussions for large ticket items and the ability to add funding options. A survey post was suggested, along with a 3 – 5 year plan, and getting bids for the top 5 ideas to accomplish this. Dee mentioned that she has experience with handicapped access guidelines and will help when discussing options. **Motion was made for further discussions and then send a survey post at a future date by Ory, seconded by Sara, all approved.**

Dee wanted everyone to know that she was appointed to the City of Wichita's District II Advisory Board by our new City Council. The DAB meetings are the second Monday of each month at 6:30pm at the Rockwell Branch library at 5339 E 9<sup>th</sup> St.

There is also a quarterly breakfast and the next one is on May 18<sup>th</sup> at the Regent, 2020 N. Webb Rd at 830 a.m. and all are invited to attend.

Bonnie asked for a reminder for everyone to slow down in the neighborhood for the safety of the children walking to/from busses – or just generally to be safe. It was also stated to remind kids to be on the lookout and be safe also.

**Adjourned for Executive Session at: 8:12 pm**

**Returned to regular meeting at: 8:30 pm**

In reference to the late fee for account numbers 40122, 40210 & 40211 and a refund in the amount of \$49.92 = **Motion was made by Ory to refund this amount, seconded by Linda, all approved.**

Remove the collections 'hold' on account 46289 and to proceed with collections efforts = **Motion was made by Sara, seconded by Ory, all approved.**

**Regular meeting was adjourned at 8:43pm**