

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES--AMENDED**

Tuesday, February 23, 2021, by Zoom

Board Members Present: President, Sara Shaw; Vice President, Jim Bray; Treasurer, Damian Avery; Secretary, Nikki Shirley; Members at Large, Angie Hall, Danny Cunningham, Corey Piper

Board Members Absent: None

Guests: Michelle Barscewski - HOA Management Community Manager and Becky Tuttle, Wichita District Two City Council Member and Cory Buchta, Community Service Representative

Other HOA Attendees: Dee Nighswonger, Dale Henley, Stephanie Avery, and Amy Tener

The President called the meeting to order at 6:31 pm

Agenda: Danny moved to approve the agenda as presented. Nikki seconded. Vote was unanimous.

Approve January 26, 2021 Board Minutes: Danny moved to approve the minutes as written. Damian seconded. Vote was unanimous.

Approve Financial Reports Submitted by HOA Management: To date, there are still ten residents who have not paid their assessments. Damian noted that The Ground Guys are billing us over 12 months for the amount of our contract versus billing us for services as they are rendered. **Damian moved to accept the financials as submitted. Danny seconded. Vote was unanimous.**

Sara then turned the floor over to guest, Becky Tuttle and Cory Buchta. We had a resident who had asked how we could go about getting 159th paved from Rosewood south to Pawnee. Ms. Tuttle explained this is a complicated process due to the number of entities involved—Andover, Sedgwick and Butler Counties and the City of Wichita. Dee has e-mailed the County Public Works Director for advice. Both Ms. Tuttle and Dee will get back to us as they get more information on this question. There was also a question about the status of the Tiny Home project that was being proposed for north of Christa McAuliffe Academy. Ms. Tuttle checked with the City Manager and the developer has taken this project off the table for now. Ms. Tuttle also gave us some insight into how zoning issues are handled. Officer Shelton was unable to attend this evening.

Old Business:

Camera(s) at the pool: Damian researched this for the board and proposes two ring cameras at a cost of \$459.00. They will work through the Avery's WiFi which will reach to the pool. It will cost an additional \$6.00 per month for the iCloud service. A board member will monitor the cameras which can be set up to record from 9:00 p.m. to 9:00 a.m. for example. Mike Maxton has agreed to install the cameras. There was discussion about what the benefit of the cameras would be. Most felt the cameras would act as a deterrent, and police could be called much quicker as suspicious activity will be seen right away. **Damian then moved to purchase and install two ring cameras at a cost not to exceed \$500.00 with monthly service of \$10.00 per month or less. Danny seconded. Vote was unanimous.**

Trees along the west sidewalk entrance to the west pond: Back in August the initial proposal was for six to eight trees. The current proposal is for 12 trees presented by Dale and Stephanie. Nikki thinks 12 trees is too many. She feels like less trees and a couple of trees down by the lake with a bench would better serve residents. Jim thought 12 trees may begin to block light to the ground and grass may begin to die. Dee was asked for her

thoughts. She does not want any trees around the lake. Residents will plant the trees. **Damian moved to purchase and plant ten Blaze Maples at a cost not to exceed \$600.00 (five trees on each side of the sidewalk). Corey seconded. Vote was six in favor, one against. Motion carried.**

Nikki expressed concern that property improvements are just coming in one at a time instead of having a plan for all budgeted funds. Sara would like to set up a master plan for both lakes.

Cost of winter service valve for east lake: Damian reported that The Ground Guys will submit a proposal when they come out this spring to start the sprinklers up.

Clarification of Website, G-Suite and G-Mail costs: In order for Linda Hurt (previous secretary) to establish the G-Mail for the secretary position, she needed to add another license at a cost of \$6.00 per month in addition to the current \$6.00 per month being paid for the G-Suite. Since this is the year we have to pay for the website (we pay every other year \$192.00 for this), the additional license will add \$72.00 to this year's budget. Next year, we will only have to budget \$144.00 for the two licenses.

New Business:

When to post/e-mail the Community Reminders/Thank You Letter: Consensus was to disseminate this in March, June, September, and December. HOA Management will develop these at no charge. They will be e-mailed to all residents and placed on our Facebook page. Michelle will reach out to us in May for the June announcement.

Bulky Waste Pick-Up Day: Michelle had checked with Waste Link and they offered to do this on March 18. This date interferes with some of the schools' Spring Breaks. Michelle said she would get back with Waste Link to see if they would do April 1 and then still do a date next March. If they are not able to do April 1, she will see if they will do March 25.

Neighborhood Update:

The sprinklers were installed along the east and west entrances to the east lake at a cost of \$3,600.00. They also had to do some sprinkler repairs which cost \$359.00. The erosion issue was also fixed in Reserve C at a cost of \$1,150.00. Nikki asked if they had finished their final grade as the areas are quite rough with a lot of mounds of clay soil. Damian will check on this.

Open Floor for Comments / Questions: This was omitted from the agenda. Nikki apologized for this error.

Adjourned to Executive Session at 7:48 p.m.

Meeting resumed at 8:16 p.m. We agreed to move forward on the delinquency actions that Ashley sent us.

Damian wanted to establish the pool opening date so that Robb will get us on his schedule. We decided on May 28 and Michelle will work with Robb to make sure the pool is open by that date. Tony McMahon has filed our taxes. Thank you, Tony! Michelle will get bids for us for our D&O and liability insurance by our next meeting. Michelle is also monitoring when the fire stations will begin allowing meetings again. She will keep us posted.

Adjourned at 8:28 p.m.

Nikki Shirley, Secretary