

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES
ZOOM**

Tuesday 01/26/2021

Board Members Present: President – Sara Shaw (was working so she was in and out - Damian helped run the meeting); Treasurer – Damian Avery; Secretary – Linda Hurt
Member – Angie Hall

Board Members Absent: None

Guests: Raecine Brent – HOA Management

Other Attendees: Dee Nighswonger, Dale Henley, Stephanie Avery, Nikki Shirley, Danny Cunningham, Cory Piper, Jim Bray, Matt Tenner, Darren Tewes

President called meeting to Order at 6:34 pm (and then had to leave)

Approval of Agenda: **Linda Made a Motion to approve the agenda; Seconded by Angie; All Approved**

Approval of Annual November Minutes: **Angie made a Motion to accept the minutes; Seconded by Linda; All Approved**

Approval of Regular November Minutes: **Angie made a Motion to accept the minutes; Seconded by Linda; All Approved**

Approval of Financial Report Submitted by HOA Management: **Linda made a Motion to accept the financials; Seconded by Angie; All Approved**

Linda stated that she can both finish the minutes and turn them in to Nikki or she can step down now and turn over what she has so far for Nikki to continue the evening; several encouraged Linda to continue to the end. Linda also stated that as soon as she can get the gmail switched over to a new payment device and Nikki signed in to it then she would excuse herself from the board at that time. This was agreed to be acceptable.

New Business: Damian was going to ask the incoming board to nominate for officer positions but he wanted to add 3 members from the audience first; Jim Bray, Nikki Shirley, & Corey Piper. After some confusion since this wasn't planned it was decided to vote in the 3 new members via the private chat to the President for who we each wanted to accept on to the board. All three member additions were passed with **all in favor**.

Damian nominated Nikki Shirley for secretary; Seconded by Angie; All Approved

Angie nominated Damian for Treasurer; Seconded by Danny; All Approved

Damian nominated Sara for President; Seconded by Angie; All Approved

Angie nominated Jim for Vice President; Seconded by Damian; All Approved Damian reported:

The total area of Rip Rap that was completed (500 ft); along the North side of the East pond.

The sprinkler additions for the East pond sidewalks areas will be scheduled for install as soon as possible by The Grounds Guys.

New solar panels were installed and the Board needs a new process for installs in the future due to some miscommunications. After further discussion and questions this was paused until Sara returned as she had more information. Future requests may need a deeper review process to adhere to the guideline document; and/or having residents sign the guideline document and return it with their PAF.

There is an area of erosion in Reserve C that the board has received bids to repair and will be scheduled asap.

The far SW pond new well needed electricity ran for service so the board needed to have an emergency vote via email for that work to continue. **The board voted and all approved.** There were some questions about the developer not paying for this and Damian said that the electricity part is for the ongoing billing.

The West pond fill pump needed a part replaced; cost was \$50 total including labor; an emergency vote happened via email so this repair could be completed; **all approved.**

Neighborhood Update:

The 2021 assessments have been sent out and are due by the end of January. There was some question about the billing address being new (some reported paying to 2 different addresses and had concerns that they would not be processed) and it was reassured that all payments made were fine. If you had any questions about this you can contact Ashley George, our account manager, for verifications.

The board is requesting all homeowner to stop feeding the waterfowl; we have signs posted, it's on our website & FB group, and many emails have been sent with this request. Future problems with this could lead to conversations about setting fines for not following this.

It is always best to call the police for ANY suspicious activity, speeding and hot rodding; do not take matters into your own hands and do not just post it on FB – call the authorities.

Dee suggested getting our district area police officer to come to one of our ZOOM meetings and discuss concerns.

Open Floor for Comments / Questions:

Dale mentioned that the PAF for trees to be added at sidewalk beside Sara is coming. Suggested plan is for 12 trees at a cost of \$600.00, and neighbor to the south has agreed with this addition (knowing they might impede his pond view). Dale confirmed the trees would only go so far towards the East to block as little as possible. Note that the last discussion on the trees resulted in the 6 requested trees last fall were thought to be excessive.

Dale suggested a fill pipe added to the East pond so that it doesn't get too low – we have to watch our new sprinkler addition plans as we only have 1 zone available for this right now.

He also wants a neighborhood garage sale – was told that this is not a board issue so maybe check on FB for resident participation.

Nikki asked why the west pond fountain wasn't removed for the winter and Damian said that he had tried to reach the guy but couldn't and then was told that it doesn't hurt it to leave it as long as it's not turned on during freezing conditions (some neighborhoods leave theirs in and they are fine).

Dee suggested that the City Council could attend a meeting if we had any questions or concerns about anything to do with neighborhood security and other items – could join via ZOOM.

Sara returned and more discussions about solar panels and what is acceptable and what is not. More issues about the communication of residents plans and the need for more oversight in this area until the guideline is added as a covenant requirement. Item 2 # B of the solar guidelines states that they need a privacy fence and/or must not be in view from the street or by neighbors (paraphrasing).

Decision was made to go into Executive Session but the 2 remaining meeting members just signed out and the board conversation continued. It was mentioned to have residents sign the guideline showing they accept the rules or send the guideline by certified mail with signature required showing they received them. There was no resolution at this time.

Linda stated next meeting is February 23rd. Nikki asked if Linda was sending out the 'info for new board members' and she said yes since she now knows who the new board members are it will get done. It was suggested that new members get past communication on some items to get them in the current loop; Sara asked Linda for that and she stated that she could do that before turning over the email account.

No further items to be addressed at this time so meeting was adjourned at 8:18 pm

Linda Hurt – Last official duty as Secretary, Board of Directors