

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

**Tuesday, January 20, 2015**

The meeting was called to order by President, Chuck Cooper, at 7:05 p.m.

**Attendees:** President, Chuck Cooper; Treasurer, Crystal Light; Secretary, Nikki Shirley, board member Lance Spence and new board members Steve Bartlett and Mike Walker

**Absent:** New board member Vickie Pickering.

The minutes from the last board meeting on October 8, 2014 had been sent out by e-mail. Lance moved to approve the minutes. Crystal seconded. Vote was unanimous.

**Financial Report:**

Crystal didn't have any print outs due to her computers being down but reported that the trash will go up by \$50.00 a month for the last quarter of our contract with Waste Connections (through March 31, 2015). She reviewed the usual payments that have been made and then reported that the leak at the pool house cost \$428.00. The pool house did not get winterized as it should have been which caused the leak. We will also need to repair some sheet rock that was damaged. Lance stated that Dan winterized the pool house last year when he blew out the sprinkler system so when he didn't do that this year, the pool house got missed. ***Steve volunteered to help write up a procedure check list with Lance and will try to make sure it gets done.*** Nine lots and 21 homes have paid the HOA dues. ***Chuck will send out a reminder to all neighbors that the deadline to pay dues is January 31.*** Crystal mailed invoices to those who did not receive their invoices at the annual meeting. Mr. Sproul has paid for all five of his lots. Tonya Hart's house has sold. Crystal had to pay taxes for the pool house of \$1,700.00 when only \$700 had been budgeted. Lance stated the taxes have always been \$1,700.00. Not sure why only \$700 was budgeted. ***Crystal will e-mail the financial report and we will approve by e-mail.***

**Old Business:**

I reviewed the old and new business from our last meeting: annual meeting was finalized, board vacancies were published and ballots went out (Crystal

and I hand delivered the ballots to each house). We need to put out a newsletter. (Lance suggested putting in info about the deadline for the dues to be paid and about the trash change.) Dan could not blow out our sprinkler system (it cost \$225 to have this done) and Chuck got out the Ruggles and Bohm survey results. Still need to revisit using an HOA management company. Crystal got estimates for trash service. Waste Connection was going to match the bid we got from Waste Link of \$200 per month versus \$225 but their costs were going to go up more over the life of the contract than Waste Link so it was decided we would accept the Waste Link contract (which Crystal was able to write). We will be able to keep the annual dues at \$495.00 but will realize more money for the HOA due to the reduction in the trash cost. Trash day will be Thursday and carts will be distributed at the beginning of the first week in April. ***Chuck will send out an e-mail to all neighbors about the new trash service.*** Individuals wanting the Waste Link recycle program, which will be \$12.00 per quarter, will need to contact them directly. ***Crystal will send the Waste Link contact information to Chuck.*** Linda Mason did have a Holiday Open House with a cookie exchange.

There was some discussion about the outflow pipe on the lake. It was explained that Dan only cut out a piece of the dam that Jerry put in. The City of Wichita actually came out and cut out the remainder of the dam. Chuck had wondered how the city could do that on private property but did not address it when he saw them doing it. ***Chuck will call the City to see if we can get them to put the dam back in since they should not have taken it out in the first place.***

#### **New Business:**

Steve wanted to know what he is to do when people come to him with issues. He just needs to contact the president and e-mails are okay.

Mike suggested setting up board meetings for the whole year all at once. We decided on the first Wednesday of every month starting in March but we will only have meetings if there are things that need to be taken care of.

Crystal stated Jerry needs to come off of the bank account. ***Steve will ask Jerry to turn in his keys.***

We discussed the role of the Architectural Control Committee and reviewed the phases it has gone through for the new members. We decided not to add a board member to the committee (Lance was the board representative but is going off of the board) but ***Lance needs to report to the board on all activity of the committee.*** He can do this by e-mail. The board will be the tie breaker vote if needed since there are only four members on the ACC committee—Lance Spence, Wanda Maxton, Roger Williams and Gene Vitarelli. Lance reported that plans for Lot 16 have been approved (lot across from the pool) and also Lot 35. Lot 35 petitioned to be able to build up to the property line instead of adhering to the easement due to the odd shape of the lot. This has been approved. He also reported that Jeff Hill's resubmitted proposal to build a shed and fenced in area on his adjacent vacant lot was approved. ***There was consensus that I, as Secretary, need to get all the plans back from Wanda (she asked to have them to review some time back and has never returned them).***

We discussed whether or not we should invoice the builder of the house on Lot 28 for annual dues since he has not had the lot a year, but he bought it from an individual who had paid dues versus buying it at the auction. ***It was decided Crystal will invoice him and I will get her the builder's contact information.***

There was also discussion again about whether or not Gene Vitarelli is really our developer and whether or not he should be exempt from paying dues. Quite a unique situation given what our development has gone through. To say he is not and charge him dues might cause him to drop development so we are kind of between a rock and a hard place on this one.

We talked about putting a lien on Account # 13562 home for unpaid dues of several years. I reminded everyone that our prior president has said we can go the mortgage company for payment of dues also. The house is being cleaned up--the deck has been painted, carpet has been pulled from the inside, etc., so they may be getting it ready to put on the market. Crystal explained that if the house sells, she will be contacted and will be asked if there is any outstanding indebtedness and so we will be able to recoup our money then so we will not pursue other avenues at this time.

Steve feels we need some sort of welcoming committee to welcome new neighbors. I explained that I was going to do this in 2013—deliver a small gift and copy of the covenants and review the more crucial items but it never worked out. Steve offered to start this again. ***I moved and Chuck seconded to let Steve start a new welcoming committee.*** Vote was unanimous.

#### **Election of Officers:**

Chuck was willing to relinquish his role as President but neither Steve nor Mike felt comfortable taking on this position due to their jobs and the travel they have to do. Vickie was not available to ask, therefore, Chuck agreed to continue in his role as President. Crystal moved to retain all current officers for the 2015 year: Chuck Cooper as President, Crystal Light as Treasurer and Nikki Shirley as Secretary. Steve seconded. Vote was unanimous. ***We agreed to elect a Vice President at our next meeting.***

#### **Further Discussions:**

I talked about the idea I had to develop a committee of the board to address the lake erosion issue. At the annual meeting, Robert Pifer had said he has a background in plats and would be able to help us with those issues, but then I told everyone I had another idea that I liked even better and that is to surround the lake edge alternating between rip rock and vegetation. This would please those who want rip rock and those who think we should have vegetation. It would also allow us to actually get started by doing one or two sections at a time. Everyone liked this idea. But then Crystal reported we no longer have a reserve in the budget to address the lake erosion. We had to spend the reserve on fixing the sprinklers. Need clarification if we have any reserve in the 2015 budget.

We talked about the Facebook page that we have that is restricted as to who can post on it.

We need to get our website updated. Wade and Donna Brodin's son had worked on the website last. ***Crystal will look into her information to see if she can find the instructions she had to get onto the website to update it.*** The last time she tried this she did not have complete information but she will try again.

*I agreed to contact Paula Shields and Jerry Mayhew to see if they would be willing to help with the pool next season.*

We agreed to table discussion until a future meeting on replacing dead trees and bushes and how to handle the "opening meeting" law.

Chuck thanked Steve and Mike for agreeing to serve as board members.

**Next board meeting:** March 4, 2015, 7:00 p.m., Chuck's house.

There being no further business, Crystal moved to adjourn. Mike seconded. Vote was unanimous. Meeting adjourned at 9:14 p.m.

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Nikki Shirley, Secretary