

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

**Wednesday, January 27, 2016, Fire Station 20, 2255 S. Greenwich**

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

**Board Attendees:** President, Chuck Cooper; Vice President/Treasurer, Vickie Pickering; Secretary, Nikki Shirley; Mike Walker, Steve Bartlett, Paula Shields and Mike Saylor.

**Absent:** None.

**Guests:** Krista Williams with HOA Management Services

Other homeowners in attendance: Tina Saylor, Russ Pickering, Jerry Mayhew, Shawn Hinkle, Jeff Hill, Robert Jackson.

I moved to accept the agenda as presented. Mike Walker seconded. Vote was unanimous.

**Minutes:** Mike Saylor moved to strike the third paragraph from the bottom. Mike Walker seconded. Motion passed. Mike Saylor moved to accepted the minutes as amended. Steve Bartlett seconded. Motion passed.

**Financials:** Financial reports were submitted by HOA Management. Vickie suggested she close the Bank of America account by writing a check to Whispering Lakes Estates and delivering to HOA Management to deposit in our CAB account. Mike Walker moved to close the BOA account. Vickie seconded. Vote was unanimous. I moved to approve the financial reports. Vickie seconded. Vote was unanimous.

**Old Business:** Discussion was held regarding the proposed signs to be attached to our brick entrance signs. Mike Saylor moved to approve buying the signs. Steve seconded. Vote passed with four in favor, three opposed. Krista will purchase the signs.

Krista reviewed the bids she has received so far for the two proposed lake access paths:

- Gray and Sons—bid includes ADA ramps--\$14,400
- Fierce Landscapes—bid includes ADA ramps--\$14,490
- New Image--\$20,000

Krista has one more request for bid from Hillcrest that has not come in yet.

Mike Saylor moved to table this item, have Krista check ordinances as to what is acceptable for a path and to get new bids for just replacing the current mulch path with a concrete sidewalk. I seconded. Vote was unanimous.

## **New Business:**

**Election of Officers.** Steve moved to accept the following:

- Chuck Cooper, President
- Vickie Pickering, Vice President
- Mike Walker, Treasurer
- Nikki Shirley, Secretary

I seconded. Shawn Hinkle expressed concern with the process. Discussion followed. Motion passed with six in favor, one opposed.

**Budget.** I explained how I had worked with Brenda Wright with HOA Management to modify and correct the budget that Alexis Gores had put together for us. I compared it to last year's budget to make sure all items were addressed, looked at actual expenses from last year and got the "lot only" list adjusted from 21 to 28. Paula asked about why we did not have a "work day" last year. We talked about how it always seemed to be the same small group of people who came out to work and the difficulty getting more people involved on just one particular Saturday. We felt it was better to identify specific projects and then get a small group of people together to complete just one project at a time. Tina Saylor mentioned she might be able to get some East High School students to come out who need community service hours. Jerry Mayhew reviewed how he had done this with a group of church youth year before last. Shawn Hinkle expressed concern over the Neighborhood Watch sign that is near the entrance sign at 159<sup>th</sup> and Woodcreek. He states the wind is always turning it and it is not very stable. Mike Walker volunteered to get the sign put in more permanently. Mike Walker moved to table the vote on the budget presented and said he would contact Brenda and come up with a new budget to present at our next meeting. He will supply us with a copy six days in advance of February 24. Paula seconded. Vote was unanimous.

**Fines for Non-Compliance:** Covenants will need to be amended. Krista stated it usually runs around \$1,200.0 (\$265.00 per hour) to have an attorney draft new covenants. All homeowners must vote on the changes. She recommended having an item by item vote instead of an "all or nothing" vote. Krista will resend us the proposed changes to our covenants that Rodney recommended to us some time back.

**Proposed Agenda for Next Meeting:** Budget, lake access paths and if time allows, covenants.

**Open Floor Discussion:** No items were brought up.

Mike Saylor moved to adjourn. Mike Walker seconded. Vote was unanimous. Adjourned at 8:35 p.m.

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Nikki Shirley, Secretary

