

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

Wednesday, January 31, 2018, Fire Station #20, 2255 S. Greenwich, Wichita, KS

Board Members Present: Vice President, Steve Bartlett; Secretary, Nikki Shirley; Treasurer, Mike Walker, Parker Armstrong, Shawn Hinkle, Zach Ungerleider, and Carissa Winegar.

Board Members Absent: None.

Guest: Krista Williams with HOA Management Services.

Other HOA Attendees: Bob Jackson, Bonnie Pifer, and Jeff Hill.

The meeting was called to order by Vice President, Steve Bartlett, at 7:00 p.m.

Agenda: Zach moved to approve the agenda as presented. Mike seconded. Vote was unanimous.

Approval of Minutes: Zach moved to approve the minutes from our November 29, 2017 meeting as presented and Mike seconded. Vote was unanimous. (We did not have a December board meeting.)

Opened floor to comments/questions: Bob Jackson asked about the rip rap and our intentions. We explained it is our intention to first address the areas where the erosion is the worst as money allows. Initially, we thought we would be able to complete the project in three years but it is probably going to take longer due to limited funds. We also want to see some vegetation planted in the more slopping areas to benefit the fish. That is why there are some areas of space between the rock areas. Bonnie Pifer asked for confirmation about the Facebook page that she created, i.e., is the reason it is not being used still a matter of not having anyone to maintain the site. We confirmed that is correct. Nikki mentioned a site called Next Door that might be an option and would like to see that investigated. We talked about putting it on the next agenda. Bonnie also reminded us that she has offered to make copies for us at a cheaper rate than what we have to pay to HOA Management. She would like to see more detail on our agendas and asked if it would be possible to change our meeting night. The new board members also stated a different night would be better for them. Krista stated she now has Tuesday nights open the last week of the month so she will check to see if the fire station would be available or possibly a church.

Financial Report as Submitted by HOA Management: Nikki reported we still have 30 assessments that have not been paid yet. She moved to approve the financial report as submitted. Mike seconded. Vote was unanimous.

Old Business: Update on rip rap—Nikki stated Shawn Sater with Green Mile Landscape Construction and his crew laid the rip rap at the end of December that was approved at our November, 2017 board meeting. They laid it right when it turned really cold. The HOA spent \$7,000.00 and at \$22.00 per linear foot that equaled 318 feet and then a board member donated an additional \$500.00 which bought another 23 feet of rock for a total of 341 feet. Nikki stated she liked Green Mile better than the group last year (Twin Rivers). There was less damage to the commons. Green Mile had a smaller delivery vehicle and they laid plywood down to drive on from the street to the lake sidewalk. They did a lot more hand stacking as well. They did a good job of matching the rock to what was laid last year.

Regarding the lake, Shawn stated he would like to volunteer to sink some cypress trees into the east lakes to help provide habitat for the bass. He would insert each tree in a bucket of concrete before dropping them in the lake. Steve feels there should be a committee to work up ideas for the lake and asked if Shawn would be willing to head that up. After discussion, it was decided that Nikki would put out an e-mail to everyone asking for input to Shawn's idea to put the trees in the lake.

New Business: Election of Officers—Steve explained that it has been our practice to allow current officers to retain their positions if they are willing. New board members were polled as to whether or not any of them would be interested in holding an office. All three stated they would prefer to wait. **Nikki moved to submit the following slate of officers: Steve for President, Parker for Vice President, Mike for Treasurer and Nikki for Secretary. Mike seconded. Vote was six to one in favor. Motion carried.** Shawn stated he would prefer us to use secret ballots.

For the benefit of the new board members, Nikki explained how the board agenda is arrived at. She develops a rough draft from the prior minutes and then submits that to the president for finalization. Nikki told the new members if there are specific items they would like to see on the agenda, they would need to submit their ideas to the president. Shawn did not care for this process. After discussion, it was decided Krista will come up with an agenda and will e-mail it out to the board mid-month. We are to give her our input and then Krista will compile all the ideas and send it to the president for the final decision. It will then go to Nikki to distribute with the announcement to all neighbors by the five-day advance mark.

Neighborhood Update: Nikki reviewed the communication she received this week from our community police officer, Sandy Mackey. He states they are seeing an increase in mail thefts in the southeast neighborhoods. He encourages neighbors to collect their mail as soon as possible. He also recommends locking mailboxes. Thefts from vehicles parked outside are still occurring. Please remember to lock your vehicles and do not leave anything in your vehicle if it is parked outside.

We adjourned to executive session at 7:55 p.m. and resumed our regular meeting at 8:27 p.m. **Mike moved to have our attorney, Tim McLemore, review the document we recently received and come to a meeting to give us his opinion if he thinks he needs to discuss it with us. Shawn seconded. Vote was six to one in favor. Motion carried.** Krista will get the document to Tim and then will get back to us after she hears back from Tim.

Meeting adjourned at 8:47 p.m.

Nikki Shirley, Secretary