

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES  
Fire station #20 2255 S Greenwich, Wichita**

**Tuesday 01/29/2019**

**Board Members Present:** Damian Avery, Shannon Grate, Angie Hall, Linda Hurt, Ory Smith, Mike Walker, outgoing president – Steve Bartlett, outgoing secretary – Nikki Shirley

**Board Members Absent:** Sara Shaw (Damian called Sara to attend by phone but was not reached)

**Guests:** HOA Management – Jennifer Lillibridge (Katie Shurtleff has resigned)

**Other HOA Attendees:** Stephanie Avery, Louis & Tana Archuletta, Dale & Debra Henley, Kelli Grate, Dee & Darren Nighswonger, Josh Wiele, Bonnie Pifer

Steve called the meeting to order at 7:05 pm and reviewed the process for elections of the new board positions; President, Vice President, Treasurer, and Secretary. New board members were asked to join the head table up front.

**Approval of Agenda: Damian moved to accept the agenda, Ory seconded; all approved.**

**New Business:** Steve directed us to nominate for the new board positions.

**Damian nominated Mike Walker for President, Ory seconded; all approved.**

**Damian nominated Ory Smith for Vice President, Linda seconded; all approved.**

**Damian nominated Linda for Secretary, Angie seconded; all approved.**

**Linda nominated Damian for Treasurer, Angie seconded; all approved.**

Steve announced that the past board members will be available for any questions/help in the future. Mike began as President and continued the meeting.

**Approval of 11/27/2018 Minutes (\*no December meeting\*): Linda made a motion to approve, Damian seconded; all approved.**

**Approval of Financial Report Submitted by HOA Management for the month of December: Damian moved to approve, Linda seconded; all approved.** Jennifer said that 2 members of the board will need to have their signatures on the bank account to allow bills to be paid; she didn't bring the signature card tonight but will follow up on this in the near future.

**Open Floor for Comments / Questions:** Dale was concerned that the builders destroys the commons areas behind the new builds and the new homeowners shouldn't be required to reseed / fix the bare dirt that's left. He feels that the builders should fix it. Dee mentioned that Orys' home was left the same way and Ory said that he reseeded his already. Damian agreed that builders need to be held responsible. Dale also said that the builder lots don't use berms so there is now a big mess of mud/dirt in the streets (Teakwood St. area) which has clogged several of the gutter drains. Linda mentioned to email Linda Mason as she is the realtor that is designated for this area and request that these items be fixed. Nikki updated us on email communications that she had with Heidi where Rodney has reached out to Gene to get the contractors to clean up their sites daily – including the dirt and mud in the street. We are to let the HOA Mgmt know if the problems persist or do not get fixed.

Nikki said that she e-mailed a copy of the 2019 Budget to all owners on Nov. 28, 2018 per our Bylaws.

The lawn mowing contractors have been discussed at several past meetings and Stephanie, Linda, and Ory have said that they don't mow close to the edges of the West ponds or around the rock piles (such as the ones at the top of the drainage pipes) anymore. This is an ongoing problem and is believed to be the lawn guys' responsibility but with different crews coming at different times it's a consistency problem. Nikki stated that they will not weed-eat right at the waters' edge and are only required to mow & trim at the high water line. Ory said that he would just do it again on the West pond if they leave it for too long.

Shannon asked if the assessments were raised this year and Nikki said they weren't. He and Kelli were concerned because the dues for their 2 empty lots were raised by 14% and they wanted to know why. Nikki said that they renegotiated trash contracts and it changed the assessments for empty lots that are figured as a full assessment minus the trash service cost. Bonnie said that dues cannot be raised by more than 10% and Mike agreed. Nikki said that the amount can change based on trash contract negotiations. Josh said that it shouldn't because their lots are empty and they don't pay for trash. After a lot of confusion trying to figure this out Jennifer said she would double check on this.

Shannon suggested the meeting time be changed to 6 or 6:30pm but a few people stated that they couldn't make it at 6. Nikki said the Board can determine the meeting time and Jennifer said that she reserved the Fire Station for the rest of the year. **Damian moved to change the meeting time to 6:30 pm, Shannon seconded; all approved.**

Jennifer will contact Fire Station and confirm this change. Dee asked the new board to introduce themselves, so they did.

**Meeting adjourned at 7:45 pm**

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**Linda Hurt, Secretary**