

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

**Tuesday 01/24/2023**

**Board Members Present:** President – Sara Shaw; Vice President – Stephanie Avery; Secretary – Matt Tener; Arwa Armstrong – Member at Large

**Board Members Absent:** Juanita Norton – Member at Large; Angie Hall-Treasurer

**Other Attendees:** Sheryl and Tony McMahon, Wyatt and Larissa Howard, Nikki Shirley, Corey Beckendorf, Jayln Michler, Augie Jimenez

**Guests:** None.

**President called meeting to order at 7:02 pm**

**Approval of Agenda:** Addition of tree removal to agenda, introduction of guests and verification of members present. Motion made by Stephanie to approve the agenda and seconded by Matt.

**Approval of Previous Meeting Minutes** Clarification of previous meeting minutes to be modified to reflect only one active short-term rental property in Whispering Lakes currently being operated. Stephanie made accept, Seconded by Matt, all approved.

**Committee Reports**

**Financial Review** – Statement sent 2/7/23

**Welcoming Committee-** Nikki Shirley - Information via email to follow– received 24 Jan 2023

**Pool-** Stephanie Avery - Pool is closed

**Old Business**

**Set Board positions-** Arwa Armstrong and Juanita Norton selected as Members at Large, Matt Tener to remain as Secretary, Angie Hall to remain as Treasurer, Stephanie to remain as Vice President and Sara Shaw to continue as President. There is a potential to move the meetings from the 4<sup>th</sup> Thursday to the 3<sup>rd</sup> in order to facilitate all board members.

**Vacation Rentals-** Alexia with HOA Management has sent 4 notices with no response. During the course of the meeting, the property owner was present and the mailing address and other correspondence clarified to ensure communication.

**Pool Access-** No wifi access exists at the pool so the only option available is a cipher style lock with a spring to close gate. Further research required.

**East pond maintenance-** No updates on repairs by Manny with HOA Management.

**Security:** In-person meeting with the local law enforcement liaison would offer the best insight

### **New Business**

**Updated HMS fine policy-** Fines are currently administered via mail with a notation made from date of initial inspection with a follow up on day of next inspection. No fines administered without photo showing proof of violation. This is due to many local judges throwing out contested fines without a clear date and time of noncompliance. A thorough review of our covenants and whether modifications need to be made are currently being conducted.

**Meeting Schedule-** Remain every other month with in person next meeting

**Whispering Lakes Directory Shoutout-** Huge thanks to Tony McMahon for his extremely diligent work on keeping the directory current! He is passing the torch but we sincerely appreciate his hard work and dedication to the community! We salute you Tony!

**Tree Removal-** Follow up of trees requiring removal with Alexia to get estimate from HOA Management Services

### **Open Floor for Residents-**

**AirBnB-** Corey Beckendorf noticed that upon review of the covenants, there is to be no business to be operated out of property, but does that clearly identify a circumstance like an AirBnB? Tony McMahon pointed out paragraph 2.09 which states, “no retail, wholesale, manufacturing or repair business of any kind, nor so-called home occupations, shall be permitted on any building site or in any residence...” After discussion, the elements of the issue are vacation rentals, property proximity management, Covenant enforcement and neighborhood security due to high guest turnover. More research in to whether covenants in additional communities clearly address this issue is needed and will be consulted with Rodney Wright, VP of HOA Management.

### **Executive Session: Began at 7:57 and concluded at 8:20**

A motion was made by Stephanie Avery to send a certified letter to the owner of property operated as a vacation rental, directing a plan concerning ownership physical occupation or long-term rental of the property. The motion was seconded by Matt Tener.

Next Meeting Old Business:

Covenant Review - Fine Enforcement Policy Update Required? – is the way enforcement is done currently in accordance with our covenants? – Nikki Shirley has volunteered to help review our covenants along with Angie Hall

**Adjourn: Motion was made by Stephanie to adjourn and seconded by Matt at 8:22 PM.**

**Next meeting 21 March at 6:30 at the Fire Station**

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Matt Tener  
Secretary, Board of Directors