

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

**Wednesday, July 27, 2016, Fire Station 20, 2255 S. Greenwich, Wichita, KS**

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

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

**Absent:** None.

**Guests:** Krista Williams with HOA Management Services and John Voth of Twin Rivers Tree Trimming and Landscaping and his son.

**Other homeowners in attendance:** Tom Hepburn and Yassin Jaafar

**Agenda:** Add changing our meeting day of the last week and add an executive session. **Paula moved to approve the agenda as amended. Steve seconded. Vote was unanimous.**

**Minutes:** Under Old Business, third sentence should read "Mike W. says we need to know the top and bottom *water lines* of the lake." **Steve moved to accept the minutes as amended from our June 29, 2016 meeting and Mike W. seconded. Vote was unanimous.**

**Financials:** Financial reports were submitted by HOA Management. Paula asked about the pool bills. Vickie was able to pull them up on her phone to confirm that the bills are itemized. **Nikki moved to accept the financial report. Mike W. seconded. Vote was unanimous.**

**Nikki moved to reverse Old and New Business to move Mr. Voth's presentation up. Steve seconded. Vote was unanimous.**

**New Business:** Krista said she would check to see if the Fire Station meeting room would be available on any other day of the week and will get back to us.

**Presentation by John Voth, rip rap bidder.** Mr. Voth stated the higher absorption rate rock (two percent) that he would be laying will last longer (15 to 20 years) as it will absorb less water which freezes and cracks the rock in the winter. His cost is approximately \$14.10 per foot which includes erosion mat. The mat does not go all the way under the rock as the rock under the water will not erode. He uses different size rock ranging from four inches to 13 inches. The rock is hand stacked to ensure thickness and consistency. The ribbon will be 12 feet around some parts of the lake to ensure no more erosion along the bank when the water level rises and falls. Paula asked if algae will stain the rock. Mr. Voth stated there may be some staining but it will not detract from the overall look of the rock. Mike W. asked how he would address the steep drop offs that we have in some areas. Would he bring in fill dirt. Mr. Voth stated he would fill those areas with rock. Nikki asked how much lower the lake needs to be before he could lay the rock. Mr. Voth said the lake is fine at the current level. What does he do with sprinkler heads that are under the rock? He stands them up and makes sure they point and hit the grass. He uses articulating front loaders with big lawn tires—15 inches wide with 25 pounds of air pressure that can go over sidewalks and sprinkler heads without breaking them. He states they won't spin like track or skid loaders. He will repair any ruts but there shouldn't be any. He would have us shut off the sprinklers for at least two days in advance. He doesn't feel he will crack any concrete but will repair it if he does. The cost could go up in future years if the cost of gas goes up. Steve asked about

having to warn people about the rock...is it stable enough to walk on? Mr. Voth stated we would have to be more concerned about kids throwing the rock into the lake.

Krista had taken Mr. Voth to the west lake before our meeting to assess removal of some of the trees. Mr. Voth would charge \$700.00 to remove the trees in question and trim up the ones we want to keep. Mr. Voth left at 7:35 p.m.

Paula wanted to know if we are assured about where the greatest erosion is since we can't afford to do the whole lake at once. Nikki stated she feels like he is the professional and he stated he would assess and lay rock on the worst area first. Mike S. would like to hear a presentation from Tim Wagner, the other rip rap bidder, so he put in a call to him and it was decided we would meet with him on August 8, 7:00 p.m. behind Chuck's house near the lake. There was some concern mentioned about the rock color looking different if it is done in stages. Mike S. said he has experience with another lake that did stages and it did not show different colors over the years. Vickie wants us to make sure the rock does not split someone's property...that whatever sections are done that it covers full sections of each property. Mike W. will let us know tomorrow how much we have to spend on the rip rap.

**Old Business:** Paula asked where our "Neighborhood Watch" and "No Soliciting" signs are. Mike W. stated he should have the posts by Friday and will put up the signs then.

**Covenant Amendments** were reviewed:

- 2.07 Revise the changed area to "Trash containers may not be stored in the front of the home. They must be moved into the garage or if stored on the side or rear of the home must be enclosed by a three-sided blind."
- 2.21 After "No boats, raft, canoe or watercraft of any type shall be permitted upon the lake" add "except for preventative lake maintenance that has been approved by the Architectural Control Committee or Board of Directors."
- 2.22 Delete the portion that states boats could be parked in an enclosed, fenced area on the property.
- 4.08 Need clarification from Rodney.
- 6.05 Change "The Association may" to "The Association shall." Nikki felt the actual amount of \$250.00 (which the Board has agreed to) should be stated versus "an amount not greater than the then current Annual Assessment" wondering who was going to be responsible for remembering what we are currently charging, but others thought the other wording is okay.
- Nikki and Mike W. need one more change to be made due to a recent home plan submission by a builder who wants to build a slab on grade home of 1447 square feet. We only have two slab homes currently. One is 1849 square feet and the other one is 2112 square feet so they recommend adding to 2.02 "Slab on grade homes must be a minimum of 1800 square feet."

**Open Floor Discussion:** No more comments were made.

**Retired to executive session at 9:05 p.m. to discuss two items.**

**Resumed meeting.** We need to add to our next agenda a vote on waiting 60 days between filing a lien on a property and sending it to a collection agency. Krista said she can draft a resolution for this.

Meeting adjourned at 9:30 p.m.

---

Nikki Shirley, Secretary