

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

**Tuesday, July 31, 2018, Fire Station #20, 2255 S. Greenwich, Wichita, KS**

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

**Board Members Absent:** Zach Ungerleider and Carissa Winegar—resigned July 23.

**Guest:** Heidi Dunbar with HOA Management Services

**Other HOA Attendees:** Linda Hurt, Stephanie and Damian Avery, Katy and Derek Casselle, Ory Smith and Jennifer Engelbrecht, Dee and Darren Nighswonger and Bonnie Pifer.

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

**Agenda:** Need to delete item V. b. as Rodney Wright was not able to submit a proposal for Board election. Add discussion on replacing board member, Carissa Winegar who resigned July 23. **Mike moved to approve the agenda as amended. Parker seconded. Vote was unanimous.**

**Approval of June 26, 2018 Minutes:** **Mike moved to approve the minutes as submitted. Parker seconded. Vote was unanimous.**

**Opened floor to comments/questions:** Linda wanted to know when builders are supposed to install the hay rolls at the curb to prevent erosion into the street. Heidi stated they need to be installed as soon as they break ground. Heidi will contact Gene Vitarelli about this issue. Darren is concerned about how the west pond looks. The level is down due to low rain fall and the pump having gone out. The pump has been replaced and the fill pipe is running six hours per day now. Stephanie is concerned about the trees that a neighbor has planted behind his house at the water's edge. Nikki stated he has planted the trees to help with erosion. Stephanie also feels like the mowers are not mowing all the weeds and there is a lot of trash being blow around from the construction sites. Derek would like for the mowers to mow away from his property. He has to go out and rake his yard after they mow. Heidi will contact Austin Pierpoint about the mowing issues.

**June Financial Report as Submitted by HOA Management:** **Nikki moved to approve the financial report as submitted. Mike seconded. Vote was unanimous.**

**Old Business:**

August 18 has been selected for the Neighborhood Picnic. Linda Mason will get out more communication as the time gets closer.

**New Business:**

Reviewed the repairs that were made to the west side sprinkler system. One of the breaks in the line that was repaired happened during the construction of a new home and the cost of that repair is going to be sent to the builder. The fill pipe is supposed to be running from midnight to 6:00 a.m. Per Heidi, Austin will look at the default for the fill pipe. Nikki stated she was told by Don from Rain Link that there will be a five year warranty for the new pump they installed. We need something in writing on this. Heidi will work on this also.

There was a three to two consensus to replace Carissa.

**Neighborhood Update:**

The southeast mulch path that leads to the east lake was concreted last week. Several neighbors have expressed their thanks for this. Mike Maxton put mulch on the small berm on the east lake.

There has been renewed concern about Gene Vitarelli allowing the same house plan to be built several times and in two instances the same house has been built right next door to the other. Rodney Wright talked to Gene and Gene has responded that he is adding some new builders and that six new specs will be going up. Four are new house plans and two are the same plan but will be on different streets.

We adjourned to executive session at 7:55 p.m.

**Meeting resumed at 8:40 p.m. Nikki moved to retain the trash service on Account #40167 until August 15 when the account is to be paid in full. Mike seconded. Vote was unanimous.**

We decided to replace Carissa Winegar with a resident from the west side if possible. Steve and Nikki will talk with some west side residents to see who might be interested in serving.

**Meeting adjourned at 8:44 p.m.**

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Nikki Shirley, Secretary