

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

**Tuesday 7/30/2019**

**Board Members Present:** Mike Walker, Ory Smith, Damian Avery, Linda Hurt, Shannon Grate

**Board Members Absent:** Angie Hall, Sara Shaw

**Guests:** Heidi Dunbar representing our HOA Management

**Other Attendees:** Stephanie Avery, Jenny Smith, John & Nikki Shirley, Linda Mason, Bonnie Pifer, Dale Henley, Darrell Larson

**Called meeting to order:** 6:35pm

**Approval of Agenda:** \*Mike requested Parliamentary procedures be adopted for all meetings. **Motion to approve made by Ory, Seconded by Shannon, all approved.**

**Approval of June Minutes:** After review, **Motion made to approve by Shannon, Seconded by Damian, all approved.**

**Open Floor for Comments / Questions:** Linda Mason asked to speak in reference to questions/comments from Shannon Grate about his lots for sale and her flyers / maps that she distributes show the lots as 'privately owned' and, as such, not openly for sale. He feels that this is false and should be corrected as it serves our neighborhood to sell lots and achieve more assessments. Linda M. feels that she is employed by the developer exclusively and to actively 'sell' other private lots is a conflict of interest. Shannon asked if she would adjust her advertising or work with his realtor (from same realty company) to funnel inquiries to said office. Linda M. stated that the best way to advertise the lots are to place yard signs there directing contact to his realtor. Stephanie requested that the lot beside the pool be cleaned up by the builder so proper mowing can be done in the surrounding areas – Heidi will contact them. Dale asked about the filling of the West pond and the pump – no information at this time of the pump size and capacity. Determination to wait and see what development of the SW pond achieves in relation to the NW pond. Linda Hurt thanked Dale for all of his efforts to eliminate the bird nests and the messes they make. It was noted that Randy L. made inserts to fill in those corners and that it will need equivalent to Kilz primer/paint before painting the pool house.

**Approval of Financial Report Submitted by HOA Management:** **Motion made to approve made by Linda, Seconded by Shannon, all approved.**

**Old Business:** Pool liner repairs were reported and discussed, as was the need for repairs to the rusted wall behind the tear. Since Nikki had previously stated that she has pictures of the rusted walls when the

liner was installed, Linda asked her if she could send those pictures to the board and she agreed. We determined to get a bid from Rob outlining the work needed and the timing for getting it done this fall or next spring. He likely won't know the extent of repairs until he gets behind the liner. It was noted that the rust itself shouldn't be a 'problem' as it was there from the beginning, but Stephanie clarified that it was an actual hole that needed fixed before it grew any bigger. Also noted to plan for purchase of correct pool cover this fall as the mesh one we have will just cost us way more money in chemicals each year, not to mention causing undue stress for our new liner and generator.

Reviewed 2019 budget allotment for the new well and larger pump for the NW pond and decided to keep the pump costs in reserve but expect the well that is coming on the SW pond by Gene that will negate the need for the one that was in the budget for @ \$5600. Damian also suggested digging out the NW pond silt causing the algae & stink (according to several pond supply companies) at the same time that the SW pond is being worked on with the 2019/2020 development coming.

East pond sprinklers were scheduled to be seen after this meeting date so will be reported at next meeting. Mike has the zones marked on the map of the area and will produce it to help; Ory is willing to go and walk it with Don when he comes.

**New Business:** Decision was made to close the pool on Sept. 9th. Discussion included Linda Mason and the date for the picnic. She was available at the end of Sept. so we confirmed the picnic for Sept. 28th from 5 pm to 8 pm. In lieu of the pool being closed, Bonnie asked if we could consider renting an inflatable bounce thingy at @ \$200. Damian had concerns about liability but the rental company covers that aspect. No decision at this time.

Discussion with Heidi about some items that Brittany had: Mr. Fisher expressed concerns at an earlier meeting and Heidi had several ideas to help him get resolution. After talking about options, such as French drains, survey costs, and city ordinances, Heidi offered to set up apptmt with drainage and grading company and Dale offered to attend that meeting if needed.

The suggestion of trash cans for the East pond did not pan out as feasible at this time.

Damian said that Josh gave him a rough estimate on sod behind the 2 new builds at the NW pond being around \$500.

Suggestion was made to add to future budgets for spraying the purple weeds that were really bad this past spring in all of the commons areas. When talking about sod or seeding, John Shirley shared that he had areas that couldn't grow anything because of the solid clay ground – maybe need soil tested or treat soil with proper additives beforehand. Commons areas bare spots were tabled at this time, figuring seed would die in this heat and sod might not have working sprinklers until checked by Don; no resolution yet.

**Neighborhood updates:** Waiting on cooler weather to paint the pool house. Nikki asked about a second website. Linda explained that no one is advertising a second web site; she built a free one just to see if she remembered how to do it and put everything of interest on there but did not promote it. It was just easier to use as reference to the covenants about roofing by giving a direct link to that page when needed. Mike stated that the dues for the other site were due asap and that Linda should send hers to the Board for review. Linda shared that she made the free version for fun and that she had not investigated costs to upgrade at all. Nikki asked Mike why wouldn't he share the log-in info for the current site to be updated; no resolution in this matter.

**Adjourned for Executive Session at: 8:18pm**

**Returned to regular meeting:**

**Motion made by Ory to accept the pool landscaping bid from SLM Landscaping so it can get scheduled, Seconded by Damian, all approved. Motion made by Ory to have HOA Mgnt office send response letter, Seconded by Damian, all approved.**

**No further business, so meeting adjourned at: 835pm.**