

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

Tuesday 08/06/2020 *For the rescheduled July meeting*

Board Members Present: Standing President – Sara Shaw; Treasurer – Damian Avery; Secretary – Linda Hurt; Members: Angie Hall, Bonnie Pifer, Wyndi Busick

Guests: Dee Nighswonger, Shannon Grate, Nikki Shirley, Riley Weselowski, Stephanie Avery, Dale Henley, Steve Bartlett, Bill Hurt

Other Attendees: Raecine Brent, HOA Community Manager

Sara started the meeting at 6:35 pm

Approval of Agenda: Damian suggested adding a solar panels discussion for a neighbors' PAF; Riley wanted to add playground discussions. **Motion to approve amended agenda made by Linda; Seconded by Damian; All Approved**

Approval of June Minutes: **Motion to approve minutes made by Damian; Seconded by Linda; All Approved**

Approval of Financial Report for the month of June: **Motion to approve financial report made by Linda; Seconded by Damian; All Approved**

Old Business: Dale talked to Shawn about the fishing tourney and they thought doing it in Oct. would be better and maybe cooler. They will continue with plans; Damian asked about funding this and they don't have figures yet but will get back with us after they discuss it again.

Damian reported that the original bid with Pierpoint Landscaping that we accepted for placing sod at the pool and on the dirt in the west pond area had been adjusted by Austin due to wanting to kill out grass and then overseed making it over \$5K. This was not what we agreed upon so it negated their bid that was submitted. Damian got another bid from the Grounds Guys for \$4115 and the board decided to go with them to complete the job. They will be here in the next couple of weeks.

The board had to take an emergency vote via email on an issue with the east pond sprinklers raising up the sod in a couple areas that if left would kill the area so we voted to get Don Dixon scheduled asap to address this. Linda had also been contacted about another issue at the east pond so Don checked it at the same time for maybe a broken head or pipe. Don is waiting on parts and will get to it – he also made some adjustments over there and is on top of things.

New Business: Linda stated that the pool tears were repaired again and the liner was tucked in by our pool guy and was confirmed by Stephanie. Stephanie also reported that the pool is still getting trashed; all the band-aids are getting taken, umbrellas being left open, pool gate not getting locked – which can result in a fine from the City, or worse if a child got in there. Emails are sent, posts put on Facebook page but it doesn't matter. It was brought up again about getting a camera put in over there.

Pool and lawn vendors were discussed extensively in terms of getting new bids and trying out a different vendor for next year. Every single trip there are areas missed, forgotten, not weed eaten, sidewalk pond entrances left with tall weeds. Linda suggested staying with our pool vendor because he is reachable and will answer right away even after hours and weekends – is there another company that will do that?? If needed, the board can do a sit down to review expected job scopes for vendors or try someone new so we'll get bids from others for lawn care at least.

It was brought up if the board wants to remove realtor from our Facebook. Some want her left on there and some don't. No motion was made as it was mistakenly claimed as being done already - it had been discussed although never finalized, which is why it was on the agenda. Nothing resolved at this time.

Neighborhood Updates:

Damian removed the pond fountain because of the excessive heat and wind caused a lot of water loss. When it was tested to turn back on, it didn't work. It got pulled and checked over and found to be a minor wiring issue. It was fixed and placed back in the pond. No charges for the repair – and no effect on the warranty – only hourly rate charged for getting it out and putting back in.

No one offered to check the east pond again about the sidewalk issue so Damian and Sara went over and painted it. They used bright orange caution spray paint in the areas where there was concerns and it worked really well. Nikki was over there at dusk and said it was working great as she could still see it then. It was decided that this issue was resolved without further cement repair costs incurred.

A new padlock has been put on the gate at the pool and only a few have keys to it – Cory next door in case of emergencies – along with the pool committee of Stephanie and Darren. Nikki wanted clarification on this and Stephanie said it's a new padlock for the gate that is put on every night to keep people out of the pool after hours.

Open Floor for Comments/Questions:

Sara announced that our past President, Ory, has stepped down from the board and that is why she is leading meetings.

Much discussion came up about solar panels. A neighbor wanted them and the ACC requested the board look into this as it is not addressed in our covenants. After deciding that we have more questions than answers, we determined there were too many variables to decide it tonight. We set out to get answers to: style, type, expense, city zoning, home values affected, and placement (only south sides of homes? Only on the side of homes facing tree rows? None at all on homes around ponds?) etc.

Riley W. brought up the idea of a kids playground and thoughts were shared on this. He was happy to get a committee together to see about possible land space, fundraisers or donations. Dee N suggested that this might be a good investment towards developing the neighborhood for the influx of new homes coming in. Item ended with Dale offering to help Riley see if the area behind the pool is feasible for clearing and will report back to the board. Raecine will ask about our insurance and the area beside the pool having any umbrella coverage for this idea.

With nothing further, **meeting was adjourned to executive session at 7:54 pm**

Bonnie left the meeting in the middle of the executive session

Returned to regular meeting at 8:07 pm

Motion was made by Damian to send the Intent to Collect letter for account 40176; Seconded by Angie; All Approved except for Bonnie who was absent

More discussion on any accounts in fine status and determined that Raecine needed information from accounting for the board to proceed so Sara called to strike the previous motion.

Motion to strike the IOC letter being sent was made by Angie; Seconded by Wyndi; All Approved except for Bonnie who was absent

Next meeting date was agreed for August 25th via ZOOM. **Meeting adjourned at: 8:27 pm**

Linda Hurt
Secretary, Board of Directors