

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES**

Tuesday, June 29, 2021, Fire Station #20, 2255 S. Greenwich, Wichita, KS

Board Members Present: President, Sara Shaw; Vice President, Jim Bray, Secretary, Nikki Shirley, Interim Treasurer, Angie Hall; Member at large Danny Cunningham

Board Member Absent: Corey Piper

Guest: Michelle Barscewski, Community Manager, HOA Management Services

Other HOA Attendees: Louis Archuletta, Carol and Randy Loy, and Josh Wiele

The President called the meeting to order at 6:30 p.m.

Agenda: Angie moved to accept. Danny seconded. Vote was unanimous.

Approve Minutes from May 25, 2021, Board Meeting: Danny moved to approve the minutes as written. Jim seconded. Vote was unanimous.

Approve May, 2021, Financial Reports as Submitted by HOA Management: Nikki moved to approve. Danny seconded. Vote was unanimous.

Old Business:

Review bids for D&O/Liability Insurance: Michelle presented bids from Farmers, State Farm and American Family. Michelle still needs to do some work to make sure all structures are included in each bid, and she will ask that bids have the same deductible for ease of comparison. She will present at next meeting.

Reserve G transfer update: Michelle reported that Reserve G is .12 of an acre. Gene plans to split the reserve down the middle and add half to the lot on the west and half to the lot on the east. Sara wants to know what the fair market value is of the reserve and what the split portion will add to the value of those two lots. Michelle will try to obtain that information and get back to us.

Review Quarterly Newsletter: Michelle did not have an updated copy to review. We discussed what to put in the one open section on the newsletter and decided to list the upcoming Picnic when a date is finalized.

Review the purpose and procedures of all board committees as submitted by Michelle: There are currently four committees: Pool, Welcome, Grounds and Development. It was decided to have each committee chair modify Michelle's draft, add their contact information, and list members of each committee and forward to Michelle so Michelle can compile and bring back to us to review at the next meeting.

Report from Committees:

Pool: The electronic chlorinator went out earlier this month so the board took an emergency vote to replace it at a cost of \$1,400.00. Vote was unanimous. The broken handrail at the second set of steps has now been fixed and installed. The security lighting still does not stay on long enough when there are swimmers at the pool at night. The ability to change the sensitivity for this light and the start and stop time of the ring camera has not been changed from Damian's name yet. Michelle will get this changed now that the new debit card has been issued. It was also decided that reserving the pool for individual parties will not be allowed at this time. Michelle reported that there is a nationwide shortage of chlorine tablets due to two of the four main manufacturing facilities

suffering major fires and the swimming pool boom caused by the pandemic. If chlorine becomes unavailable, we might have to close the pool. Sara stated she has obtained a supply of chlorine that she hopes will get us through the summer.

Welcoming: Nikki reported two new residents at 15605 E. Rosewood: Karen and Dave Wasserstrom.

Grounds: We have spent approximately \$400.00 on weed spraying but chairperson, Josh, inspected yesterday and did not see any evidence of dying weeds so he is going to contact The Ground Guys to see what was sprayed.

Michelle stated they are adding \$49.00 per mowing to add the ditch to the east of the Hensley home. Michelle also stated that Tuesday is going to be the mowing day instead of Thursday.

Development: Corey had e-mailed us that he has received two bids so far for a playground. One for \$60,000 and one for \$90,000. He has found one other company that he is going to contact. He has two other members confirmed.

New Business:

The water level is too high right now to clear weeds and grasses from the rip rap on the east lake.

We decided to ask Linda Mason if she would be able to do the Community Picnic on September 25. Nikki will follow up with her.

We are open to a fishing tournament, but someone needs to get it going. Sara will talk to Dale.

Michelle reported a resident would like to have the Woodcreek entrance "monuments" updated. Nikki noted that we still need monuments at the Rosewood entrance. These additional monuments have been a request in the past.

This will go to the Development Committee to work up.

Neighborhood Update:

Nikki has offered to send out a reminder to all residents of the city ordinances for the upcoming 4th of July Holiday. Angie asked that the board see the e-mail first.

Michelle stated she received a call from a resident wanting to know about a community garage sale. Angie will put out a note on Facebook that the board will let neighbors organize the garage sale. It was suggested we might do a community garage sale next year and pair it with the bulky waste pick-up day.

Open Floor for Comments/Questions:

Carol Loy stated there is still way too much trash coming from the new builds. Michelle will get with Gene again to ask that he address this issue with his builders. She will also let him know the mud is not being contained coming off of the lots. It is also time for Gene's lots to be mowed again.

Adjourned to Executive Session at 7:30 p.m.

Meeting resumed at 7:40 p.m. and we adjourned.

Nikki Shirley, Secretary