

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES (AMENDED 10/1/2023)  
FIRESTATION #20 2255 S GREENWICH ROAD, WICHITA, KS 67207**

**Tuesday 07/18/2023**

**Call Meeting to Order**

Meeting was called to order at 6:33 PM

**Board Members Present:** Sara Shaw- President; Stephanie Avery- Vice President; Matt Tener- Secretary; Juanita Norton- Treasurer; Arwa Armstrong - Member at Large; Lynn Mowder- Member at Large

**Board Members Absent:** None

**Other Attendees:** Nikki Shirley

**Guests:** Alexia Richards- HOA Management Services

**Approval of Agenda:** Stephanie made a motion to approve the agenda, which was seconded by Lynn, the motion carried.

**Approval of Previous Meeting Minutes:** A motion was made by Lynn to reflect a change in the previous meeting minutes of the date for the next meeting to reflect 18 July. The motion was seconded by Stephanie and carried with none opposed.

**Financial Review:** Juanita has been reviewing the finances and some items require further review due to charges associated with printing. Other budget items such as the ice cream social were not included in the budget and must be reviewed to establish an accurate reflection on our current fiscal status. With the requirement for further review and communication with HOA Management Services, the financial report was not accepted at this time.

**Committee Reports**

**Welcoming Committee** – Nikki Shirley announced the arrival of a new family to our neighborhood of Nathan and Barbara Presley at 15611 E Circle. Welcome to the community!

**Pool Committee** – Due to the liability associated with organized swim lessons, it is to be reiterated and formally announced that no lessons outside the responsibility and liability of a parent or legal guardian are allowed at the pool. This is to protect the neighborhood in the event of a lawsuit if tragedy were to strike. A motion was made by Stephanie to have the pool rules modified to reflect this and seconded by Matt. None opposed and the motion carried. In addition, there are items at the pool such as umbrellas that will need replacement next year. Finally, there is an issue with the light at the pool which may be tied to a circuit breaker and requires further investigation. The last weekend for the pool to be open is September 24<sup>th</sup>.

**Community Involvement** – Arwa Armstrong is hosting “Pupsicles” at her home this Saturday from 1000-1100 AM with a walk-by opportunity for frozen treats to our furry neighbors. Thank you for your generosity, Arwa! If there are community members interested in volunteering to assist on the community involvement team, they are welcome! A list of available committees will be disseminated through email and provided to new residents as part of their welcome package.

**Maintenance Committee** – Currently vacant.

### **Old Business-**

**Stakes between Hunters Pointe and Whispering Lakes** – After communicating directly with the Hunter’s Pointe Board, the major causes of tension between the neighborhoods have been eliminated. Stephanie met and discussed the issues involving golf carts, dirt bikes and ATVs being driven through our neighborhood and those are no longer a problem. Therefore, the need to place stakes between the communities is no longer required and will not be pursued. Thanks Stephanie!

**Goats for the weeds around the pond (Amended 10/1/2023 MMT)**- The recent rain has added sufficient water to make the weeds no longer goat accessible. A decision is to be made once an accurate financial assessment is completed and final bids reviewed. The final choice on what bid will be pursued will be decided via email due to the subject having been discussed in an open meeting. Of the three bids, one totalled \$2500, another \$4000 and a final at \$7000. None of the bids, however, include weed control. Sara and Juanita are going to schedule a meeting to determine an appropriate financial position while reviewing the budget for the rest of the year.

**Sprinklers at the pool**- At a cost of \$300, the sprinklers at the pool have been repaired and the system is now functioning properly.

**Sprinkler Update**- After investigation, the problem with the sprinkler at the east entrance was traced to power being unavailable for a stuck valve. The cost to repair the problem will be \$300 although many portions of the neighborhood irrigation system are showing their age. An additional option to fix the sprinkler would involve trenching and running new line for \$1000. Stephanie made a motion to spend \$300 to get the upfront sprinkler system repaired and was seconded by Juanita. The motion carried with none opposed.

**Amending the covenants**- With the resignation of Angie from the board, the committee responsible for review and amendment of the covenants has to be formed. Existing items that require prompt addressing are solar panels on the exterior of property as well as vacation rentals. The new committee will consist of Nikki Shirley, Sara Shaw, Matt Tener and possibly Parker Armstrong, who will divide the covenants up and accomplish a section. In addition to the covenant update, the discussion also led to further options to generate funding to offset rising costs of maintenance and improvements. Of the 13 properties managed by HOA, Whispering Lakes is the only one that has trash through our covenant/HOA agreement. Comparable neighborhoods such as Sierra Hills have trash service paid for by its residents through an agreement for a cost of \$34.50 per quarter. For some community residents, having trash included in the dues is viewed as a

perk however, the cost for trash service alone is \$21000 per year. That money could be allocated to improvements instead of pursuing loans or other avenues. Approval by a large majority of the neighborhood to agree with any covenant changes. HOA management Services will provide examples of covenants from other neighborhoods regarding trash service agreement along with their covenants to aid in the update. The goal for covenant review is the September meeting.

### **New Business -**

**Upcoming BBQ - September 9<sup>th</sup> 5:00PM at the Pool** – Linda Mason is providing the meats and activities for the end of summer BBQ. The information regarding the event will be disseminated via email as well as Facebook with timing to coincide near the end of pool season. Thanks Linda!

**Survey from previous years** - Sara brought forth a letter that Nikki had composed based upon a resident survey sent out in 2018. The biggest challenge with attempting to devise a plan is neighbor involvement since out of 107 contacted, only 42 responded. The plan to determine lines of effort will be to deliver a survey digitally in an effort for the community to understand the goals of the neighborhood, appreciate the fiscal condition, the cost of prospective projects and methods to capture funding to achieve what the community decides is worthwhile. Although some reserve money exists in our current financial situation, there must be a minimum determined which can cover our expenses in the event of something catastrophic. The intent of the results from the survey will be to create a 3-year plan to notify the neighborhood of our status and communicate the plan to get there. This is the opportunity for a community to discuss and have buy in for what they're comfortable with.

Microsoft Teams can be used to have things discussed in a familiar forum yet produces products like an excel sheet to have all information available to make a budget plan for the annual meeting. The goal is transparency and education process through an informational letter.

### **Open Floor for Residents -**

Nikki Shirley inquired about the state of expiring contracts and which agreements are being considered for renewal based upon performance. Of our existing contracts, waste removal was renewed in 2020 and is under contract until 2025 with a 60-day termination option if sent via certified mail. Alexia will search for any termination fee. Our pool contract will terminate this year. We have had generally good success with our lawn care company, which will need to be considered for either extension or reassessment. Our HOA management contract will expire 1 Jan 2024 and may be open to contract pricing which could lower cost. Our maintenance contract with Manny will expire this year and must be reviewed by HOA Management to determine if there is an automated renewal clause.

Nikki also mentioned that some of the vacant lots are overgrown, and need addressed. Unfortunately, not all of the lots are owned by one developer and lot mowing is the responsibility of the individual owning the property.

Lynn Mowder also wanted to bring to the attention of the meeting that many of the construction companies are extremely inconsiderate in the disposal of trash and have been witnessed dumping everything from

water bottles to building materials in adjacent homes and lots instead of proper disposal. The question was raised on what recourse can be sought and whether there is any validity to fining the builders for these infractions. Problems regarding construction crews should be directed to the developer of those lots for correction.

In an effort to remove the additional expense of printing, Stephanie made a motion to proceed from this meeting on to move to digital documents. This motion was seconded by Arwa and carried with none opposed. It will now be the resident's responsibility to print any documents received regarding meetings and other correspondence.

To formally quell any rumors to the contrary, 1917(18) Teakwood is a long-term rental by a doctor and not an Airbnb.

Although proper soil containment was ineffective, dirt in street by a resident's house is the responsibility of the resident and must be removed.

There are some areas of property which are within Hunter's Point boundary where Whispering Lakes residents have erected bike ramps, play areas and other structures which must be removed. If any Whispering Lakes residents have property not within their legal boundaries, letters will be sent as a means to notify them so the situation can be remedied.

**Executive Session:** None needed.

**Adjourn:** The meeting was adjourned at 8:16 PM

**Next Meeting:** September 19<sup>th</sup>, 2023 at the Fire Station

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Matt Tener  
Secretary, Board of Directors