

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

Tuesday 6/30/2020

Board Members Present: President – Ory Smith; Vice President – Sara Shaw; Treasurer – Damian Avery; Secretary – Linda Hurt; Members: Angie Hall & Bonnie Pifer

Board Members Absent: Wyndi Busick

Guests: Shawn Hinkle, Nikki Shirley, Jeff Vaughn, Dale Henley & Stephanie Avery

Other Attendees: Raecine Brent HOA Community Manager

Approval of Agenda: Linda stated changes to agenda as: Shawn presenting first due to another apptmnt & a change for April minutes **Linda made the Motion to approve amended agenda, Seconded by Sara; All Present Approved, Wyndi was absent**

Approval of May 2020 Minutes: Linda asked for revision of April minutes for adding the audience that attended the ZOOM mtg., and to change Raecine last name in the May minutes due to her call that morning; **Linda made the Motion to approve both April revision and May 2020 Minutes; Seconded by Sara; All Present Approved, Wyndi was absent**

Approval of Financial Report for May 2020: Nikki asked about the charge of \$557 and Linda said it was for fixing fountain; Bonnie asked if that repair was agreed upon, Linda said that yes it is under regular maintenance. **Damian made a Motion to approve financials, Seconded by Linda; All Present Approved, Wyndi was absent**

Shawn Hinkle was asked to present his proposal of us having a fishing tournament for the neighborhood kids; he wrote up a doc for the board; lined up ideas and we discussed date of Sept 19th. Lots of people joined in and offered to help and/or supply items. Shawn listed needing help for: getting fish off of hooks, weighing them, printing certificates, getting announcement out and getting kids signed up.

Motion to approve the fishing tourney on Sept 19th made by Sara, Seconded by Damian; All Present Approved, Wyndi was absent

Old Business:

Linda started by noting that Damian had said at a previous meeting that the pump repair is listed in a line item in the budget so there is no call for another motion on paying this – just clarifying. (When something breaks, we have the responsibility to repair those items in the neighborhood and set the budget to allow for this – the only variance would be competitive bids for repairs or jobs, for which this did not fall under due to keeping the warranty.)

Damian reported that Austin had planned on coming to do the sod ever since the end of May but has now moved it to July 13th; along with changing the agreed upon quote amount and scope of work. Now there are more weeds so there is more clean-up to do to get the area ready for sod and he doesn't want to sod the dirt behind the houses. Damian said that he made a phone call to another yard company to see if they would submit a bid and will keep the board informed.

Damian reported on the Money Market account for our HOA bank balance (minus 2.5 months of paying bills left in bank acct at all times) that can be placed in a MM account. They are paying out at a

difference of .02 or .05 and we are talking about \$62,000 balance to transfer. Three of the large items already committed for are the pool cover, sod bid & newest sprinkler issue at East pond that will need to be paid out soon. **Motion to approve this transfer made by Angie; Seconded by Sara; All Present Approved, Wyndi was absent**

Raecine was asked if there were further updates on the East pond tripping hazard and she said that she has heard nothing more. Bonnie asked if the homeowner had sent the picture to us recently and Raecine said that she had taken it but no one is sure that it's the spot. Bonnie asked what we are waiting on and was told that Nikki, Ory, Stephanie & Dale all went over and couldn't find anything. Nikki reported that she went back and walked around going a different direction and found a small area behind Mike Walker's house that might be it. Damian asked if she thought it needed major repairs and she said not really. It was suggested to put up a small sign to watch your step or paint it a bright color. Damian graciously offered to go over there again with the homeowner to be assured that this was the area.

New Business:

Discussion about having the annual picnic sponsored by Linda Mason every year resulted in deciding not to have it for various reasons: Covid-19 restrictions, social distancing & heat being the major factors.

Sara made a motion to cancel the annual picnic at this time; Seconded by Damian; All Present Approved, Wyndi was absent. Linda agreed to send an email to Linda Mason to let her know.

Ory reported that he checked again this year and we were told that there can't be swimming lessons held at our pool – we do not have the insurance liability coverage for this.

Hunters Pointe HOA secretary had reached out to our Board and they wanted to discuss who had maintenance rights to what areas between us. Damian reported that we have an open line of communication with Hunters Pointe now, the neighborhood north of the pool where there is access that leads over to their area. We figured out who maintains what areas so that we're both on the same page. We keep up the area to the end of the chat rock and they have their fire pit and the bridge area; the in-between is for whoever can get to it when it needs it.

Ory asked for Linda to report on an item and then we'd move to the updates. Linda said that her husband Bill had sent an email to the board about a property line issue that was recently discovered when they considered putting up a fence. Their builder sold the property with the sod, sprinklers and water well access clearly marked as the easement next to them was still just dirt. Where their property line actually is, now puts their well access and their sprinklers on the easement property. The builders' mistake is about 5 or so feet on the south end only, and he is willing to fix it if allowed. After speaking with a lot of people and different offices, Rodney (from HOA Mgnt) said to let the board know in executive session at the next meeting. They will present more info to the board and answer questions before moving forward with this issue.

Neighborhood updates:

Damian said that due to the west pond water loss from the wind and heat he turned the fountain off.

Randy Loy and Dale Henley have placed fish in the west pond for some algae relief hopefully. Dale actually paid for them himself. It was restated that others in the neighborhood want to know when things come up like this, so we might want to put out the word to everyone just in case others want to offer to join in with help paying.

Ory reported that the board had an emergency reported by a neighbor for a couple of sprinkler heads that are bubbling up the sod. If left for long they will tear up the roots of the grass and ruin the area so Don Dixon will come look at them asap for repair. Board took emergency vote via email that passed, as soon as we found out, so that Don could get us in the schedule.

Bonnie asked if we are discussing the VRBO; yes in executive session.

Open Floor for Comments / Questions:

Stephanie reported that the pool umbrellas are being left open and getting ruined by the wind. The pool area in general is being trashed, bathrooms are left filthy, and it needs to stop as we're not getting the cleaning from the pool guys so it is all left for her to do. With the pool company having lapsed with things in several areas: are we able to reduce their contracted amount for stuff not being done? This combined with the problem areas in the mowing contract also results in needing a reminder to both for what they contracted to do or maybe look elsewhere for next year. Nikki reminded that our pool co. Rob does respond during the weekend and can get someone here asap whereas other companies might not. We might have Raecine send out a letter to both vendors.

Adjourned for Executive Session at: 7:35 pm; Executive session ended at 8:16 pm

Returned to regular meeting at 8:16 pm

Damian made a motion to send another cease business letter and remove all ads from VRBO / AirBnB sites; Seconded by Linda; All Approved, Wyndi was absent

Sara made a motion for reimbursement for Dale Henley of \$117.42 for stocking pond; Seconded by Linda; All Approved, Wyndi was absent

Motion made by Angie to post a neighborhood letter about the pool getting trashed and broken stuff; Seconded by Sara; All Approved, Wyndi was absent

Meeting adjourned at: 8:30 pm

Linda Hurt
Secretary, Board of Directors