

**WHISPERING LAKES ESTATES
HOA BOARD MEETING AGENDA
FIRESTATION #20 2255 S GREENWICH ROAD, WICHITA, KS 67207 AND VIA ZOOM**

Tuesday 06/05/2023

Board Members Present: President – Sara Shaw; Vice President – Stephanie Avery; Secretary – Matt Tener; Arwa Armstrong – Member at Large; Lynn Mowder- Member at Large; Juanita Norton- Member at Large; Angie Hall- Treasurer
Angie Hall and Sara Shaw attended via Zoom due to illness.

Board Members Absent: None

Other Attendees: Darren Tewes, Wyatt and Larissa Howard, Nikki Shirley, Agustin Jimenz, Vickie Pickering, Parker Armstrong, Clayton Wood, Jud Evanson

Guests- Alexia Richards with HOA management

President called meeting to order at 6:33 pm

Approval of Agenda: Request was made by Sara to amend agenda to move introductions to first order of business prior to minute line item. Stephanie made a motion to approve agenda noting the amendment- seconded by Matt, motion carried.

Approval of Previous Meeting Minutes: Juanita made motion to approve the March minutes, seconded by Lynn and the motion carried. A motion was made by Stephanie to approve the April minutes and seconded by Lynn; motion carried.

Financial Review- A motion to approve the April financial review was made by Stephanie and seconded by Juanita. The motion carried. The May minutes were approved through a motion by Stephanie which was seconded by Lynn, the motion carried.

Committee Reports

Pool Committee- Stephanie Avery reported the pool liner had 5 holes and was replaced at the cost of \$4700 with a “core” offset of \$2100 (\$6800 would be full replacement cost). However, there are 3 pool chairs which require replacement in addition to 2 umbrellas. The cost to replace the umbrellas is between \$30-40 per. Our current contract with servicing allows for maintenance visits and corrections twice per week. The gate has been replaced with an insurance-compliant lock which is suffering premature wear due to overuse and damage by individuals attempting to bypass the code entry. This condition will require continued maintenance by HOA management to devise a perfect solution to the current configuration. Any damage or improper use of the common resource should be reported and

those not in compliance with the pool rules created to maintain the safety and security of the pool should be challenged by a homeowner. Any vandalism should result in a phone call to the police. Call the HOA office or contact Stephanie Avery to get access to the pool rules.

Welcome Committee- We have 13 new lots being marked in the neighborhood.

Community Involvement- Arwa noted there was a great turn out for the ice cream social, so much so that they ran out of ice cream. More help is needed! There is a hope for a calendar to be created of upcoming events. Further plans for a library and “neighborhood pups” for more community interaction can be expected in the future. Thank you Arwa!

Old Business

Update on Pool – No further updates

Digging out Pond – Lynn Mowder presented information from Samantha Richardson regarding the acquisition of a loan from First Citizen Bank for \$50,000. This amount would cover digging out the south and north pond. The current bid to simply dig out is about \$42k and would allow an additional \$8k to pay for meters, rip rap and other costs. More research is required for seeing how the costs and move forward would be. The need to have a good look at the approval process would be necessary as well and what percentage of homeowners would be needed for the approval to be warranted.

Covenants- Angie and Nikki had nothing to report due to misunderstanding of whether the changes were going to reflect the BnB or all the covenants to be applied. Nikki has reviewed three potential changes but a meeting between Nikki and Angie needs to occur prior to changes to be brought in to affect. The lawyer fee is \$225 per hour and making the least amount of edits possible limits the time spent by the lawyer to modify, thus saving money.

New Business

Pool Rules – Contact Stephanie for paperwork and another reminder for no hard toys! Sara and Stephanie will be present at the pool as well to help the community members sign the new pool rules agreement and get the code.

Playground- Alexia reached out to two different companies for a playground bid but haven’t heard anything. She spoke with HOA management if the whole board agrees on investing more time for bids. There would be a monthly cost for maintenance to ensure compliance with safety. The cost of the lot must also be included when making plans for implementation. Further discussion warranted the need for prioritization of other projects needed for the neighborhood so plans can be made on timelines along with investment. The former Board compiled a poll back in 2018 which needs to be revisited to determine what has changed since then and what still should be addressed.

Dead Plants in front of Monument- To resume watering the monument plants, electrical lines would need to be tracked through resident’s yards in order to identify any problems. This chore is time consuming and may be nearly impossible to accomplish. A new plan would need to be proposed to

make watering much easier. A possible temporary solution may be to point the functioning irrigation sprinklers for the grass toward the monument.

Ground Cover along south Pond Spillway- Numerous weeds of exceptional height are located along the spillway and south ponds. Stephanie will contact Dragonfly to get them under control along with spraying along other common areas to minimize growth.

Stakes between Hunter's Pointe and Whispering Lakes- Stephanie proposed to have T posts installed along the property line between Whispering Lakes and Hunter's Pointe in order to eliminate dirt bike along with golf cart traffic through that area. Not only are golf carts illegal to operate on city roads within Wichita, but the carts also bring mud and displace rocks. The stakes and placement were donated free of charge and the matter was put to a vote. Stephanie made a motion to place the stakes which was seconded by Lynn. The motion was approved.

Open Floor

Vickie Pickering reported a sink hole in son's back yard that caved the ground in 3 feet. Builders and the city are investigating it but are unsure what caused it. Fortunately, there was no damage to the house.

Nikki wanted to present a reminder not to water grass with rain .5-1" of rain. Some wells are shallower than others so irrigation when there is no need depletes the ability for those with shallower wells to have access to water in dry months.

Matt is encouraging residents to be mindful of their speed in the neighborhood. We have many small kids and school pick up points throughout the community and there is no need for excessive speed and distracted driving.

Stephanie had a report of someone who had been driving a golf cart usage at 1am which drove through lawns causing damage. Sara also learned of a city ordinance that prohibits the use of a golf cart on city streets, even in the neighborhood. Following that discovery, Alexia posted an email and Stephanie posted it on Facebook.

Executive Session: No executive session required.

Adjourn: Meeting adjourned at 7:35 PM

Next Meeting: Scheduled for 19th of July at 6:30 at the firehouse.

Matt Tener
Secretary, Board of Directors