

**Whispering Lakes Home Owners' Association
Board Meeting Minutes**

Wednesday, June 3, 2015

The meeting was called to order by President, Chuck Cooper, at 7:01 p.m.

Attendees: President, Chuck Cooper; Secretary, Nikki Shirley; board members Mike Walker and Steve Bartlett.

Absent: Treasurer, Crystal Light and Vice President, Vickie Pickering.

This was our first open board meeting and the following home owners were in attendance:

Wade and Donna Brodin, Wanda Maxton, Shannon and Kelli Grate, Dan Holmes, Bev and Ron Maness, Nan and Bill Shaw and Tom Hepburn.

Our presenter for the evening was Rodney Wright, President of HOA Management Services. Rodney explained how he became involved with this type of work and gave an overview of everything his company has to offer an association like ours. They currently have 132 HOAs that they are working with. There are two levels of service: doing just the books (everything the treasurer does) for \$250.00 per month and then doing the books plus "everything else" for \$400.00 per month. "Everything else" includes inspections of the neighborhood for covenant violations, enforcement of covenant rules, help with the budget, soliciting for bids for lawn care, pool service, trash service, track sales of homes with the title companies, website development, newsletters, etc. Each HOA is assigned a Community Manager who will attend all meetings and then work with that HOA. Rodney agreed to send us some references to check. He left at 7:51 p.m.

Chuck then brought up our next agenda item: lake stabilization. The Grates recommended putting the block back in the overflow pipe. Wanda Maxton talked about the culvert and I mentioned the concrete base that Ken Lee with Ruggles and Bohm recommended installing in the culvert. We discussed rip rock and vegetation and pros and cons of each. Chuck asked if there was anyone in attendance willing to serve on a lake erosion committee and there were no responses. Dan said we shouldn't pump water from Mr. Vitarelli's well over on the second lake to our lake. He said it is smaller than our pump.

We retired to executive session at 8:35 p.m. We are down to two people on the Architectural Control Committee (ACC). Both Mike Walker and myself asked to be added to the committee. Steve Bartlett moved to add Mike Walker and Nikki Shirley to the Architectural Control Committee, seconded by Mike Walker. Vote was unanimous. **Mike is going to write up the rules and regulations for the committee from a current plan. I will inform the current members, Wanda Maxton and Gene Vitarelli through Linda Mason of the vote to add Mike and Nikki and copy the board.** It is still the preference that the ACC recommend approval for plans/projects and then it should come to the board. **Mike will do a checklist by Friday, June 5, for the ACC to fill out with their recommendation and the board has to approve it.** We need to start receiving the blue print size again for house plans as the 8 ½ x 11 prints we have seen lately are too small to read.

There was some miscommunication regarding Crystal resigning the Treasurer's position. Crystal's house has not sold, so we would like for her to continue as Treasurer as originally planned until her house sells. It was decided that paying her to continue after her house sells would not be in the best interest of the association.

Steve is going to check the covenants regarding hiring the HOA management company with a board vote only versus a vote of the entire membership. Chuck will start an e-mail for the residents about hiring the HOA management company and give it to Mike to review.

The minutes of the last board meeting was reviewed by e-mail. Mike moved to accept them and Steve seconded. Vote was unanimous.

There was no financial report this month.

Our next meeting will be July 1. Next agenda should be forming a lake committee. I moved to adjourn at 9:24 p.m. Mike seconded. Vote was unanimous.

Nikki Shirley, Secretary

