

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

Wednesday, June 29, 2016, Fire Station 20, 2255 S. Greenwich

The meeting was called to order at 7:04 p.m. by Vice President, Vickie Pickering.

Board Attendees: Vice President, Vickie Pickering; Treasurer, Mike Walker; Secretary, Nikki Shirley; Steve Bartlett and Paula Shields.

Absent: President, Chuck Cooper and Mike Saylor.

Guests: Krista Williams with HOA Management Services

Other homeowners in attendance: Wanda Maxton, Stephanie and Damian Avery and Vicki Loeb sack.

Nikki moved to add mowing around the west lakes to the agenda. Paula seconded. Vote was unanimous.

Minutes: Steve moved to accept the minutes from our May 25, 2016 meeting as presented and Mike W. seconded. Vote was unanimous.

Financials: Financial reports were submitted by HOA Management. Paula asked about the charges for the pool filter. She feels the filter was not damaged or could have been fixed. Vickie noted she and Chuck approved the bill for \$1,211.34 and it was noted on the bill that the collar was stripped and would not stay on and the laterals were broken. The bill will show up on the June month end reports. **Nikki moved to accept the financial report. Steve seconded. Vote was unanimous.**

Old Business: Rip Rap. Board members want to review Ken Lee's report. Wanda stated it was done in August or September of 2014. Mike W. says we need to know the top and bottom of the lake. He has his questions ready for the bidders. The consensus was the rock of Twin Rivers is the better rock. Paula feels that aeration should be done before rip rap. Krista asked if we want her to schedule John Voth of Twin Rivers to meet with us at our July board meeting and it was agreed this would be beneficial. Mike W. will e-mail Krista his questions and Krista will get them to John Voth. Vickie and Nikki will look for their copies of Ken Lee's report. Steve will ask Chuck if he has his. **Vickie moved to table our vote on the rip rap. Nikki seconded. Vote was unanimous.**

New Business: Maintenance of west lakes. Krista had sent us an e-mail stating Rodney met with Gene Vitarelli and Gene agreed to brush-hog around the east side of the west lakes but charged us half of the cost (\$200.00 for our half). He is also supposed to be installing an irrigation system sometime in the next month so Krista met with Austin Pierpoint (current commons mower) and Pierpoint will charge us \$200.00 to keep the west lakes commons area mowed. He would charge \$500.00 to remove some of the trees. Getting the trees removed was the concern of the Averages' who attended our meeting. It was decided Nikki and Mike W. and

possibly Wanda would meet with the other neighbors living on the east side of the west lakes to find out which trees they would want to keep and which they would like to have cut down. Krista will ask Rodney to find out if Gene intends to maintain the west side of the west lakes. **Nikki moved to have Pierpoint start mowing the area that has been cleared around the west lakes. Steve seconded. Vote was unanimous.**

Covenant Amendments:

1. Vickie moved to add liquidated damages of \$50.00 per occurrence for each violation that the homeowner does not comply with. Paula seconded. Vote was unanimous.
2. Section 2.05. Vickie moved to reword this section to allow us to charge a \$250.00 transfer fee for the sale of any home or lot. Nikki seconded. Vote was unanimous.
3. Section 6.09. Vickie moved to approve removing the Bank IV verbiage and change the interest rate to 15% per annum. Nikki seconded. Vote was unanimous.
4. Vickie moved to use Krista's wording to combine Sections 2.21, 2.22 and 2.23 into just 2.21 (modifying 2.23) and then add a new 2.22 on vehicles, i.e., no boats, campers, trailers permitted on a lot, etc. Steve seconded. Vote was unanimous.
5. Nikki moved to correct the typo and change Section 40.01 to 4.01 and reduce the number of ACC committee members to three to match our resolution. Paula seconded. Vote was unanimous.
6. Vickie moved to leave Section 2.18 (trees and shrubs) as it stands. Nikki seconded. Vote was unanimous.
7. Rodney had suggested adding a "Maintenance" section but we already have a maintenance section which is 2.17. Vickie moved for no action here. Nikki seconded. Vote was unanimous.
8. Vickie moved to have Krista add wording to Section 2.08 that trash containers cannot be stored on driveways. Nikki seconded. Vote was unanimous.

Krista brought up that she has received a couple of calls about whether or not we are going to have a neighborhood clean-up dumpster this year. Krista stated she could get a couple of bids for us. Vickie moved to spend no more than \$300 for a dumpster. Paula seconded. Four votes for, one against. Motion passed.

Open Floor Discussion: No more comments were made.

Meeting adjourned at 9:20 p.m.

Nikki Shirley, Secretary