

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

**Wednesday, June 28, 2017, Fire Station 20, 2255 S. Greenwich, Wichita, KS**

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

**Board Member Absent:** Parker Armstrong.

**Guests:** Krista Williams with HOA Management Services and Linda Mason, Realtor

The meeting was called to order by President, Vickie Pickering at 7:02 p.m.

**Agenda:** Add Sign Update to Old Business. Add BBQ and update on Bulky Waste Pick-Up Day. Delete update on sprinkler systems. **Steve moved to approve the agenda as amended. Nikki seconded. Vote was unanimous.**

**Approval of Minutes:** Mike moved to approve the minutes from our May 31, 2017 meeting as presented and Steve seconded. **Vote was unanimous.**

**Opened floor to comments/questions:** Linda Mason came to discuss the BBQ that has been set for September 16. We decided to switch to Hog Wild and set the time to 5:00 p.m. If it rains, Vickie has volunteered to let us meet in her garage, otherwise we will meet at the pool. We will ask residents to bring their own drinks and a side dish. Linda will have water and she will do a flyer. Linda brought new home updates for the newsletter but our newsletter is on hold right now. We asked Linda about the plans and specs that Rodney asked Gene to provide again. Gene had agreed to provide plans when we voted to let him be the Architectural Control Committee for the lots he owned which he initially did, but has since stopped providing them. Linda stated it was her understanding that Gene provided one plan to Rodney two weeks ago. Linda thought we were only wanting plans for the east side lots. We explained why we need all plans before construction begins. We addressed our concern to Linda that the ICT house was built with less brick and stone on it than what the plans showed. Linda said she would make sure they understand our concern--that we expect the plans to be adhered to and if we never see the plans, then we have no way of knowing if that is happening. We also expressed our concern about the same house/houses being built multiple times and sometimes being built right next door to each other. Krista will check with Rodney to see if he received the one plan.

**Financial Report as Submitted by HOA Management:** Paula asked about the printing cost and Krista reviewed what all they print that we are charged for. **Nikki moved to approve the report as submitted. Mike seconded. Vote was unanimous.**

**Old Business: Website—**Mike has found a hosting fee of \$9.99 per year that is due September 1. We agreed to have Mike pay for three years and be reimbursed. Mike is going to research what we have paid in the past as all we paid last year was an annual fee that Mike Salyer paid so that is all that was put in the budget. We asked Krista to find out what Mike S. actually paid last year. Mike W. is an administrator now and can change things on the website after July 4. Mike stated he would have the website up and running by the middle of next week.

**Bulky Waste Pick-Up Day**—Nikki confirmed July 22 with Waste Link then she sent out an e-mail to all neighbors announcing this service. She also included a "Save the Date" of September 16 for the BBQ.

**Update on Signs**—Mike was able to get a frame made for one of the lake signs and got it installed on the northeast entrance. Everyone thinks it looks really good and thanked Mike for getting this done. Mike turned in his receipts for the materials for three signs in the amount of \$333.00. This is an unbudgeted expense. Nikki asked Krista if she was able to contact Gene about purchasing a sign for the west lake. She said she did and Gene stated he has already spent enough on the west development and will not buy a sign. Nikki suggested using one of our signs for the west lake since we will have two of our entrances covered. No one wanted to move a sign to the west lake. We still have the metal frames that the signs came in initially. We wondered if these could be returned for a refund or maybe we could get some dry erase material to put into two of them to use as announcement signs then we could use the third one as a frame for a new sign on the west lake. We asked Krista to price another sign for the west lake without a frame.

Krista reported that Austin Pierpoint has stopped work on the west lake sprinkler system due to a question of who is responsible for this system. Gene Vitarelli selected the installer for this system without any input from us. Nikki talked to the installer and was told it would have a one year warranty. Krista has been unable to contact this installer directly. Rodney needs to get with Gene to iron this out as we have no money budgeted for fixing this system.

Nikki reviewed that Bonnie Pifer set up the Facebook group she offered to do and invited all board members to be members of the group. Vickie and Nikki accepted. One board member does not want to be on Facebook. We want to thank Bonnie for setting this up but currently, there is no one on the board with the time to keep this going.

Vickie would like to go over our budget-to-actuals at our next meeting to better understand where we stand.

**New Business:** None at this time.

**We adjourned our regular session to go into executive session at 8:28 p.m. Vickie called the meeting back to order at 8:38 p.m. and we adjourned.**

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Nikki Shirley, Secretary