

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES  
Fire station #20 2255 S Greenwich, Wichita**

**Tuesday, June 25, 2019**

**Board Members Present:** Mike Walker – President, Damian Avery – Treasurer, Linda Hurt – Secretary, Shannon Grate, Angie Hall, Sara Shaw @ 7:11pm

**Board Members Absent:** Ory Smith

**Guests:** Brittany Bell – HOA Community Manager

**Other Attendees:** Stephanie Avery, Dale & Debbie Henley, Randy & Carol Loy, Nikki Shirley, Vickie Pickering, Allyson Anneson, Bill Hurt, Vicki Loeb sack, Carissa & Barry Winegar, Becki & Bill Kilgore, Sheryl, McMahon, Bonnie Pifer, Jenny Vaughn, Gary Fisher, Jeff Hill, Steve Bartlett

**Special Guest:** None

President, Mike Walker called meeting to order at 6:30 p.m.

**Approval of Agenda:** Shannon made a motion to accept the agenda, seconded by Damian, all approved (Ory was absent so no vote from him).

**Approval of April Minutes (Mtg held in May):** Linda requested changing the last sentence to better clarify the meeting running late. Shannon made a motion to accept, seconded by Linda noting that she will resend corrected to Board, all approved (Ory was absent so no vote from him).

**Open floor to questions / comments:** Gary Fisher reported on lot drainage problems resulting in being unable to lay sod. He is in discussions with builder & City. Suggested that Brittany inquire more about this for details; item tabled and Gary requested to be excused.

Allyson read an article suggesting that an HOA board getting a loan is 'the solution for failure to plan and save'. Rather than place blame on the past, it was decided to move forward and have a completely separate meeting just about the loan/special assessment options with regards to the survey items that were requested to be done.

There were several who had discussions about covenants requirements.

Nikki was thankful to the Antons and Maxtons that the grass pile placed at edge of pond had been cleaned up and trees were trimmed. Bonnie requested the Board respond to posts on Facebook when questioned about items. Sheryl asked if we did not need the neighborhood directory that Tony provides because there have been no new people reported to him. Linda stated that there are no new people to report; wanted him thanked for his contribution; and to assure him that everyone wants it continued – it was decided to add him to the list to notify when our management company gets new owner info. It was suggested to gather information as done in the past but complaints were received so it was changed. Sheryl also updated the board about her plans to paint in August.

**Approval of Financial Report Submitted by HOA Management:** Damian noted that we had a charge that needed to be fixed and reported that it was. Motion to accept financial report and revision made by Shannon, seconded by Damian, all approved (Ory was absent so no vote from him).

**Old Business:** Reviewed new bid received from Twin Rivers for the rip rap – Linda questioned the amount of it being so high based on the percentage that is already done. New bid quote shared from

Austin Pierpoint for minimal pool landscaping. Some wanted advance notice to come help with maintenance instead. Linda reported that after several had already pulled weeds and sprayed Roundup it was all back worse than ever. Those hours of work would need to be redone every couple of weeks in temperatures of 100+ degrees and the amount of rocks in beds that need to be shoveled up and removed to cut down the future maintenance is way more than can be handled by volunteers. Brittany reported on the questions about the requirements to get an HOA loan. Several expressed concerns and Damian explained that to keep up with required maintenance AND fulfill any of the survey of discretionary funds items would be impossible and would take years. Gathering information is only to see what options are available to the neighborhood and how many items could be achieved if we considered a loan or a special assessment to get most of the top 5 things from the survey done now. Shannon said he would rather pay a few hundred dollars in a special assessment and be done with it; several others agreed with that. It was agreed to hold special meeting in future. Budget adjustment discussion was requested to be tabled with a **Motion by Linda, seconded by Sara, all approved (Ory was absent so no vote from him).**

We have new 'slow down' signs by the pool.

Mike offered that him and Dan would walk the East pond to see how many sprinklers are in danger of falling into pond / need to be re-placed / and/or need to be fixed.

**New Business:** Linda reported on pool generator repairs being completed and finding a hole in the pool liner that got repaired. Rob (pool company) suggested dealing with the rust on wall behind the tear, but Nikki has pictures of the rust being there when the new liner was replaced so further research is needed as to the need for this repair / replacement of rusty pool walls. Nikki said a chair was broken and Stephanie said it's happened before also. Bonnie asked about the cost of damages but they were donated so no cost except to replace in the future. Pool house was approved to be painted and suggestions made to deal with bird nests.

Linda reported on the bagworm disease treatment for trees around west pond that Stephanie and her mom, Vicki, found when trimming. Linda's lawn company came to treat her trees and said to wait to treat the others until spring, except for evergreens which they would kill if untreated. Josh clarified that in his experience there is no 'pre-treatment' and we should apply treatment as needed at the time of discovery.

**Neighborhood Update:** Nikki said the rain runoff from lots is bad and wondered about blocking off that drainage. Shannon is upset that a local realtor distributes fliers that state his lots are sold when they are not – he wants to sell them but feels that these fliers prevent that. It's in the best interest of our HOA that these sell as it means more money from assessments. A large amount of the audience that came is upset about the HOA spending money outside of the neighborhood. It is noted that even with the danger involved with deer, the unsightly trashy look, and the refusal by anyone else to do the proper maintenance; some in the audience were still unhappy and delivered their opinions. It was brought up to not use our Facebook group for anything but socializing but some argued that also.

**Executive Session was cancelled due to time.**

**Meeting adjourned at: 8:33 p.m.**