

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES
ZOOM**

Tuesday 03/29/2022

Board Members Present: President – Sara Shaw; Vice President- Stephanie Avery; Treasurer – Angie Hall; Member – Michelle Arbuckle; Member – Vicki Loeb sack

Board Members Absent: Member - Juanita Norton; Secretary - Amy Tener

Other Attendees: April Casey from HOA management; Nikki Shirley, Josh ***

President called meeting to order at 6:43 pm

Introduction of new members: Sara introduced a new member Michelle Arbuckle to the other board members present. Angie Hall introduced herself.

Approval of Minutes: Angie made a motion to approve the minutes from the last meeting, it was seconded by Stephanie; all approved, motion carried.

New Business:

Pool: Sara asked April if there was a time slot for when the pool will open. April said that Stephanie had come down to the HOA office recently and it was told to her that the pool would open May 27th 2022. The pool servicing company would be out one week prior to ensure the pool was ready.

Projects for 2022: Josh from the grounds committee said that the riprap was completed except for a spot on the west end of the east pond. He wasn't sure if it was left undone on purpose because there are some cypress and cattails that grow there in the spring and summer, so it may have been left without riprap on purpose. Stephanie said its because M. Maxton plants lilies over there. Josh said then it was completed. Josh said there is a willow tree by the drainage ditch that is in poor condition. Stephanie said there are about 4 or 5 trees that need attention over there. Josh mentions a project of seeding the commons area as soon as the irrigation is turned on. Sara said one of the projects from 2022 will need to be tree care as there are 1 or 2 trees in the common area that appear dead. Josh said by the next meeting is held we will have a better idea once spring has settled in so we can see what needs to be removed. Sara said we need to look at the survey on projects from a few years ago and the monuments and commons areas.

Neighbor Darren Tewes asked if in the 2022 plan have any plans for the south lake? Sara said it was being discussed. Darren said that one side needs dug out. Sara said to wait until they are done building houses over there as we are not sure if it will be of any benefit to address it now because it might need repaired again. Sara asked Josh's opinion. Josh said he agreed and it looked like there was seed coming up well and it will slow the erosion. Josh thinks by the end of summer with all the building, we will have a better idea. Josh agreed there was a ton of erosion and we would need to find someone who could handle it. Darren points out that there is access to it now because there are two homes that have not started building yet and it might be hard to get back there once they are built. Stephanie says there is a commons area over there as well. Josh said for getting into the pond and dealing with the issue grass might get torn up. Josh said he will try to get some answers on this issue, finding a contractor, and finding out what need to be done. Darren says we have been talking about this issue for

a year now and asked that there is at least a plan going forward. Sara said she notices when they are drilling new wells for new homes they drive across the common areas. Every bit of dirt is spewed into the pond. Sara told April its something that needs addressed with the builders because causing damage to the grass and retention ponds and sprinklers. April said she did reach out to 3 different construction groups and had no response. She said she let Jean know, who said thank you for letting me know. April said she is not sure what else to do at this point. She said if I get the city involved who do I point the finger at because there three different groups. April asked if she should get Rodney involved.

Sara said we have pictures of big equipment driving over grassy sprinklered areas as well as the diggers spewing things into the pond. Darren Tewes said the construction crew that put on the the decks on Cherrywood tried to turn around in the grass with a trailer and it sunk into the ground and did damage. Darren said he doesn't have pictures of it. Michelle said she has pictures and videos of a lot of damage being done by cement trucks. She said she read our covenants and article 2-207 say that builders cannot do all of that stuff. Michelle mentions all the trash she has picked up as well. She asked if the fountain in her pond was broken? Stephanie said no, they don't turn on the fountain until April 1st. Michelle said there are several sprinkler heads broken over by where Darren is talking about. Josh asked if someone could send him the contract for the mowing company? They will look at the sprinklers when they come. April says Manny's irrigation is who services the sprinklers. Stephanie said she has Manny's contact information and will get it to Josh and April. April will let Rodney know these concerns and have him email the board and see what he can do.

Nikki said she saw Dale and he said the one who does the well digging took his line down, drove in, dug the well, then put his line back up. He got a hold of someone at the city and let them know that they were not putting down the hay barriers so dirt doesn't go down into the gutter or the barriers so that dirt does not get into the pond. Dale said the person at the city told him they will get on this. They are suppose to use a black plastic barrier to keep stuff from running into the pond. They have never done this. Sara said have Dale get with Josh on this; Josh will get with Dale and and get all this information to April and Rodney. April said for projects, this spring will show us on the landscaping. Need to look at the survey from a while go to see; not committing ourselves to do everything.

Old Business:

Lawn contract: this has been signed

Voting resolution: this has been signed and turned to April. April will email it to Linda to post on the website.

Open Floor for Comments / Questions: Michelle asked about joyriding, dirt bikes, ATVs and golf carts. Wondered if we could send out some friendly reminders that we all still live in the city of wichita. Also a concern there is a neighbor who has 6 dogs. Asked if we have or could have a newsletter – just a suggestion. Angie said we address this constantly and it still happens. If you see something, its all city. We cannot enforce it. Michelle said we are the HOA and not holding up city ordinances. Angie said to call the city. Sara said she doesn't think the board wants to take that on. We've been advised by the HOA management to reach out the city because it is a city ordinance ant they need to enforce that. Nikki asked if we were doing committee reports as it was not on the agenda. Sara said, she forgot and they were not on the agenda.

Committee reports:

Welcoming committee: Nikki has new neighbors to report. Alison Igo and Zachary Meyer at 15310 E Woodcreek over by the pool and Deb and Mike Clark at 15510 E Woodcreek street. Jalyn and Chad Mischler at 1827 S. Teakwood near Sara. Nikki said she still needs to get the their pool keys.

Pool committee: Stephanie said she is still having trouble getting cameras switched over. Still want Damien to sign in to his email, which is not possible. Waiting the 15 days to be released for the 3rd time. Stephanie said she cannot get into his email so she is not sure what to do. April asked if the cameras could be returned to the store. Stephanie will ask when Ring calls again. Angie says she thinks there is a line item in the budget to purchase new ones if needed. Asked to look at this before the pool opens. Michelle asked if we have always had cameras for liability reasons. Angie said its not for liability but its for security. Stephanie said they Ahmed after hours swimmers that jump the fence. A lot of things happening over there after hours. Michelle encourages the cameras for liability reasons as she used to work in insurance. Angie said its not required for their insurance. Sara said she thinks its important that we have them. Angie said last year it was predominantly people from neighboring communities.

Grounds Committee: Josh said he had nothing else to report.

Stephanie asked what committees do we have? Sara said there is the welcoming committee, pool committee, grounds and development, but that is currently vacant. Michelle asked if this was architectural, Sara said no, they are different, its more like special projects. Michelle asked if there was not a committee to keep construction in check – Angie said yes, but not with us. April said that project approvals go to Stephanie. Angie said Gene is who handles the builders and she does not report to the board. Michelle said that does not jive with the covenants. Angie said it is strange. Nikki directed Michelle to read the amendments. Nikki referenced the comment about a newsletter. Remembered Michelle did quarterly ones, and maybe that first one she did should be sent out before the pool opens. Angie asked April how she felt about taking that on. She said to email her the dates and times of events and she could add pertinent information and reminders. April said she was happy to do it as she already does them for 5 other communities. Sara said she would love to see them start back up. April said she didn't realize Michelle had been doing them previously and apologized for it getting dropped.

Vicky Pickering asked if the board had considered putting in a fence to keep the neighboring community Hunters Point from walking over land getting into our pool. Angie said where would the start and end point be? Vicky Suggested we get a fence in the back. Stephanie says the fence would have to extend from front to back of the entire development, otherwise they will start cutting through people' yards. Vicky wants to try a 6 foot by 8 foot fence with a no trespassing sign. Sara wants to talk to the Hunters Point HOA because she understands the nature trail is common space between the two neighborhoods. Angie says that they own the nature trails. Vicky says that Whispering Lakes owns across the creek. Josh says there is a homeowner that told him they own all of it. Vicky remembers when her husband was on the board the homeowners own to the middle of the creek, but Whispering Lakes owns across the creek, and we are supposed to be mowing it. Angie and Sara say they will have to look into that. Sara moves to start and executive session.

Adjourned for Executive Session at 7:26 pm

Returned to regular meeting at 7:47pm

No items for voting at this time. Next meeting was set for May 31st.

The meeting was adjourned at 7:48pm

Amy Tener
Secretary, Board of Directors