

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

Wednesday, March 4, 2015

The meeting was called to order by President, Chuck Cooper, at 7:06 p.m.

Attendees: President, Chuck Cooper; Treasurer, Crystal Light; Secretary, Nikki Shirley, and board members Mike Walker, Steve Bartlett, and Vickie Pickering. Also in attendance were Architectural Control Committee members Lance Spence, Wanda Maxton and Linda Mason.

Lance apologized for losing his temper at the last board meeting and Wanda apologized also.

We discussed Lance's draft to the Hill's regarding ongoing issues with their property. All agree we need to ask them to move the wrought iron gate from the additional fence they put in around the new shed and replace it with additional privacy fencing. They need to finish painting the shed and move items cluttering his yard into the shed or behind the shed to be out of sight. We discussed their choice of bluegrass for their lawn. Most feel this is not a good choice but at a minimum it needs to be professionally seeded and then watered and fertilized. Lance is going to suggest they move the location of their "garden" back beside the new fence and last, we will ask that they store their camper trailer elsewhere. Steve volunteered to go with Lance to discuss these further demands with Jeff Hill. **They will meet with Mr. Hill as soon as possible as we want items completed before the start of the Parade of Homes on April 4, 2015.** We will have another meeting with the board to discuss the results. Crystal moved to approve the draft as written by Lance and the plan to meet with Mr. Hill. Seconded by Nikki. Vote was unanimous.

Meeting with the ACC members ended at 8:17 p.m. and they left.

Minutes from the January 20 and February 26 board meetings were reviewed. Crystal moved to approve. Seconded by Mike. Vote was unanimous.

Crystal provided a list of homeowners who have not yet paid their dues. Steve moved to approve March 31, 2015 as the extended deadline for the

Brays to pay their dues. Nikki seconded. Vote was unanimous. Crystal will be sending out reminder letters to all the others who are delinquent. Crystal provided copies of the financial report and the bank statement and reviewed both for the board members. Nikki moved to approve the financial report. Seconded by Steve. Vote was unanimous. Vickie thinks we need a second key for the P.O. box in case Crystal is unavailable.

Crystal is going to contact Waste Connections as she has not heard from them yet about when they will be picking up their trash containers. The new containers from Waste Link will be dropped off March 31. Last pick up by Waste Connections will be March 27. First pick up by Waste Link will be April 2. **Crystal will let Steve know when to get the pool container set outside the fence.**

Old Business:

Chuck asked Vickie if she would be willing to take the Vice President position. She accepted the nomination. Crystal moved to elect Vickie Pickering as our new Vice President. Nikki seconded. Vote was unanimous. **I need to get a list of the new officers to Crystal by Saturday so she can take it to the bank to add new members to the bank account.**

New Business:

Vickie has three signs that she got from Linda Mason that we can paint white and then add "No Dumping" and place where the cement trucks have been cleaning out their trucks.

Shawn Hinkle knows to submit his plans to the ACC for approval. He will be starting his house soon.

Crystal is going to check into updating the web site.

Chuck, Crystal and Mike think we need to have rules for the Architectural Control Committee. **Mike will research rules for ACCs.** They want exceptions to be approved by the board. The ACC can only disapprove plans not in compliance with the covenants.

Crystal will be removing the trash container at T J Clancey's house due to non payment of dues. We feel it may be time to go with an HOA

management company. **Chuck will have an HOA management person come to our next meeting.**

There was discussion about opening up the next board meeting to all homeowners. Consensus was that we need to go ahead and open the meetings starting with the next meeting on April 1. Vicki offered her garage in which to have the meeting.

Crystal moved to adjourn and Mike seconded. Vote was unanimous. Meeting adjourned at 9:36 p.m.

Nikki Shirley, Secretary