

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

**Wednesday, March 29, 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

**Guest:** Krista Williams and Rodney Wright with HOA Management Services

**Other Homeowners:** Chris and Tamatha Knaak, Wanda Maxton, Kelli and Shannon Grate, Lance Spence, Dee and Darren Nighswonger and Bonnie Pifer

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

**Agenda:** March 13, 2017 minutes need to be added for approval. Add Steve William's suggestion to New Business. **Steve moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

**Approval of Minutes:** Paula moved to accept the minutes from our February 22 and March 13, 2017 meetings as presented and Mike seconded. **Vote was unanimous.**

**Opened floor to comments/questions:** Steve thinks it would be helpful if members of the audience would submit their concerns/questions in writing so that if the discussions get bogged down, we have everyone's concerns in writing so that they get into the minutes to be addressed at another meeting. Lance would like to see us be able to post things on a website to voice concerns. Wanda says we can limit access to certain things on our website so that it would not be public. Rodney described a closed Facebook site—a place where people can voice concerns. We would have to monitor the site or form a committee to monitor it. We would have the capacity to delete inappropriate postings. Rodney will come up with some ideas for us to consider. Both Paula and Nikki feel that if people have bothered to come to a meeting they should be given the opportunity to speak. No other comments were made at this time.

**Financial Report:** The \$85.00 "tax return" expense we saw on the January financial report was for the preparation of the data to give to Tony. Tony actually completed and filed the return. There was also an additional charge to HOA Management which was for Krista's overtime. Lance asked what we are going to do about the deficit—our expenses are over revenue. We won't be able to spend any money on any projects until much later in the year after we have determined we won't have to use money for reserve items. **Nikki moved to accept the report as submitted. Vickie seconded. Vote was unanimous.**

**Old Business: Newsletter**—Paula reviewed what she is thinking of putting in the newsletter. She will put in the "Pool Rules" and "ACC Rules." Ongoing, she would also like to put in a "New Neighbors" section. Nikki will ask new neighbors to complete a short bio about themselves, i.e., where they are from, what their professions are, children, etc. Paula would also like to feature a "President's Statement." Nikki stated Wanda is going to work up an article about the history of the neighborhood and then Nikki will also be able to give this article to new neighbors. Could also include "Events in the Community" like Andover Days, River Festival, etc. Need to review things like "No rock throwing, pick up after your pet,

obey the speed limit, etc." Could also add a neighborhood calendar for board meetings, BBQ, etc. Paula will work on this next week for publication around May 10 so the "Pool Rules" will be fresh in everyone's mind.

**Krista reviewed the sprinkler bids:** She asked Dan Holmes to bid but he cannot at this time. Sam Talley of the Yard Doctor (installed the system on the west lake) was asked to bid but he did not respond. Austin Pierpoint's bid is \$240.00 to start up/\$240.00 to close both lakes, \$250.00 for a mid-season check if needed and \$55.00 per hour to fix things plus parts. Suburban bid \$250.00 start up/\$250.00 to close both lakes, \$200 mid-season check and \$65.00 per hour to fix things. **Nikki moved to accept the Austin Pierpoint bid. Steve seconded. Vote was unanimous.**

**Update on signs:** When the weather permits, Mike will put in the three lake signs and the one entrance sign. He needs to buy some galvanized extensions as he is going to set the extensions in concrete.

**Update on the website:** Mike was able to get into the website and uploaded the minutes and purged some items but no one can see them right now. He needs to learn how to "publish" the changes. Wanda pointed out that Sean Brodin set up the site and used Word Press. Vickie wants the website on the agenda for next month. Mike stated he will get it going before the next meeting.

**New Business:** Reviewed the communication going out to all residents regarding the passage of the covenant/bylaws amendments. Krista attached the draft to our packet. Tim McLemore has filed the amendment and we will have copy back next week. Krista will send a copy to Mike to upload to the website. It would cost \$350.00 to resend a filed copy to all neighbors. Board members do not feel this is necessary since the only difference to the one they already received in the mail is the "date filed" stamp. Rodney would prefer the communication not go out until Mike posts the amendment to the website. They will tweak the communication before it goes out. Bonnie Pifer offered to print any copies we need for one cent per page. Regarding the amendments: Chris Knaak would like to see us vote on amendments individually versus all or nothing. Vickie stated part of the reason we did all or nothing was to save on attorney fees. The board would also prefer to do any future changes individually.

Vickie asked Krista to review Steve Williams' suggestion. Krista read Steve's e-mail. He is suggesting we offer a conference call set-up for people who cannot attend the board meetings in person. One problem is that there is no stationary phone available in the Fire Station meeting room. Paula stated this works okay for a meeting she attends but there is no audience. Kelli Grate feels like this would be problematic. Mike suggested we ask Steve to come to a meeting to demonstrate this. Krista will call him and ask him to demo it for one meeting.

**We adjourned our regular session to go into executive session at 8:15 p.m. Vickie called the meeting back to order at 8:36 p.m. and we adjourned.**

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Nikki Shirley, Secretary

