

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

**Tuesday, March 27, 2018, Fire Station #20, 2255 S. Greenwich, Wichita, KS**

**Board Members Present:** Vice President, Parker Armstrong; Secretary, Nikki Shirley; Treasurer, Mike Walker; Shawn Hinkle, Carissa Winegar and Zach Ungerleider was present by phone 7:00 p.m. to 8:00 p.m..

**Board Members Absent:** President, Steve Bartlett.

**Guest:** Krista Williams with HOA Management Services.

**Other HOA Attendees:** Bonnie Pifer, Lance Spence and Jeff Hill.

The meeting was called to order by Vice President, Parker Armstrong, at 7:00 p.m.

**Agenda:** Carissa stated she would like to talk about the Architectural Control Committee make-up, etc. Mike felt this would take longer than time allotted for this evening and suggested Nikki send out some information first which Carissa agreed to do. **Nikki moved to approve the agenda as presented. Mike seconded. Vote was unanimous.**

**Approval of February 28, 2018 Minutes:** Parker moved to approve the minutes as submitted. **Mike seconded. Vote was unanimous.**

**Opened floor to comments/questions:** Jeff thanked the board for moving the meeting day from Wednesday to Tuesday.

**Financial Report as Submitted by HOA Management:** Nikki reviewed that there are still three residents who have not paid their assessments and a lot owner with two lots who has not paid. HOA Management is ready to file liens on these. Krista stated that liens are good for five years and then they would have to be refiled. She also stated if the assessments are not paid within two weeks after the liens are filed, an intent to collect letter is sent. She stated collection agencies are pretty good about getting funds collected. They can garnish wages. Lance feels like the trash shut-off should happen sooner. Jeff wanted to know if we have talked to the residents. Nikki stated it is not our practice to contact neighbors. Shawn stated he would not be open to contacting neighbors either. This is part of what we pay HOA Management to do. **Nikki moved to approve the financial report as presented. Mike seconded. Vote was unanimous.**

**Old Business:**

**Facebook Page:** Bonnie and Linda Hurt have worked on this. Still need to establish some criteria. Shawn asked us to look at what Bonnie and Linda have developed and e-mail Shawn back if we are okay with it. We thanked Bonnie for her work on this.

**New Business: Pool liner selection:** Nikki had e-mailed out pictures of four choices and she brought the pictures to the meeting. Everyone liked selection Number Two. We opted for selection Number Three as our back-up if a problem develops with Number Two. **Pool Committee:** Nikki stated there are three neighbors who are willing to be on the committee for this year (returning members from last year):

Nikki, Lance and Steve Bartlett. Nikki reviewed what the committee members do along with the pool company that works with us. Lance feels like we shouldn't have to check the chemicals as often as we have been. Our new salt cell generator should help with this. Everyone is fine with continuing this group.

**Should we put our meeting agenda on the website:** Nikki and Parker did not feel like the website was appropriate since it is a public forum versus closed to the community only and the time frame for it to be on the website is only about five days. Others felt like the more transparent the better. **Mike moved to post the agenda on the website. Carissa seconded. Vote was five to two in favor. Motion carried.**

**Neighborhood Update:** Shawn was able to put in four of his fish/bait habitats. Dan Holmes turned on the pump and the lake is starting to come up. Nikki sent out the "News/Input Wanted" letter with the last board meeting announcement e-mail. She has only received three responses so far. Two people asked to have the southeast lake path concreted. Due to the request for this two meetings ago, Krista got a bid of \$3,800.00 from Opp Concrete to do the mulch path (this is the company that built the concrete path on the northwest corner of the east lakes two years ago). We asked her to get one more bid for comparison. One person's second choice was upgrading the lake pump. Mike Maxton e-mailed three items he would be willing to help with: re-mulch the existing berm near the Bray's house; create a new berm on either the east or the west lake; install a retaining wall on the west side of the drainage ditch (across from the one he rebuilt last fall). He also stated he would like to see us spray for bagworms. Nikki was able to tell him that we do have spraying the bagworms around the pool in the budget and this will happen. Mike Maxton would also like to see the builders held accountable for cleaning up their construction debris that they have left on adjacent lots to their current builds. Krista stated she would address this.

There was consensus to discuss expenditures for the next few months at our April meeting. We also discussed having a well person come and talk to us (Chase, Weninger or Harp) at our April meeting. Krista will try to arrange. Krista wanted to know if we are okay meeting on May 29 which will be the day after Memorial Day (she will be out of town). We agreed May 29 will be fine. We asked Krista to get a quote from Austin Pierpoint for seeding and fertilizing the commons.

We adjourned to executive session at 8:02 p.m.

**Meeting adjourned at 9:00 p.m.**

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Nikki Shirley, Secretary