

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES**

**Tuesday, March 30, 2021, by Zoom**

**Board Members Present:** President, Sara Shaw; Vice President, Jim Bray; Treasurer, Damian Avery; Secretary, Nikki Shirley; Members at Large, Angie Hall, Danny Cunningham, Corey Piper

**Board Members Absent:** None

**Guests:** Community Police Officer Brian Shelton. HOA Management Community Manager, Michell Barscewski was not in attendance

**Other HOA Attendees:** Stephanie Avery, Dale Henley, Jenny Vaughn, Josh Wiele, Shawn Hinkle (for part of the meeting)

**The President called the meeting to order at 6:35 pm** and turned the meeting over to Officer Shelton

Officer Shelton reported auto larcenies (thefts from vehicles) are running around 450 per month, a 100% increase. The problem is all over the city. The police think they are going into our type of area looking for guns. They are getting a lot of gun theft reports from our Beat 399. They are telling people not to leave **anything** in your vehicle and make sure it is locked. They will break in even for a backpack. If you see anything suspicious on your ring video, send it to him. Also call the police anytime you see anything suspicious but **do not confront** as they are more than likely armed. Putting a motion detection light on your garage is recommended. Get more community lighting if possible. Thieves prefer the dark. Get additional signage. They can provide Neighborhood Watch signs if we want. He did not think private security drive-throughs would be worth our money.

One neighbor asked about vehicles that sit in the street and never seem to move. Officer Shelton stated they must have a current license plate, must be drivable, and are supposed to move at least every 72 hours. He also confirmed that the speed limit in our area is 30 mph.

We resumed our regular meeting at 7:05 p.m.

**Agenda:** Nikki moved to approve the agenda after removing the items Michelle was going to report on. Danny seconded. Vote was unanimous.

**Approve February 23, 2021 Board Minutes:** Danny moved to approve the minutes as written. Damian seconded. Vote was unanimous.

**Approve Financial Reports Submitted by HOA Management:** Did not get an update on number of assessments still outstanding. Damian moved to accept the financials as submitted. Nikki seconded. Vote was unanimous.

**Old Business:**

April 1 was confirmed for our Bulky Waste Pick-Up day and reminders have gone out.

**New Business:**

Sara will check with Michelle regarding the bids for our D&O and Liability insurance.

Henbit Application: There was some question as to how many areas would be sprayed for the \$86.50 fee. Damian agreed to confirm areas with The Ground Guys and then we could vote by e-mail.

Private Property signs tabled due to Michelle's absence.

Discussion was held on the amount of time the pumps on the west lakes should run. Nikki did not feel like the lakes need to be kept at the high-water mark because that leaves no room for the water to go accept to overflow to the creek when it rains. Danny suggested putting some stakes out with water level marks on them to make sure the lakes do not go below a certain level so the pumps can be shut down some. Danny, Dale and Nikki agreed to put out the stakes.

Additional Security: Sara agreed to write up a draft summarizing what Officer Shelton suggested to disseminate to all neighbors.

**Neighborhood Update:**

Nikki reviewed that the Community Reminders were e-mailed out to all neighbors and posted to our Facebook page. Mike Maxton installed the cameras at the pool and two storm drains were cleaned out.

Damian asked to discuss the condition of the commons area at the Rosewood entrances to the east lake and would like to see something done to upgrade those areas. He stated The Ground Guys had bid on sod or overseed when they bid on the sprinklers. The breakout of the amounts are as follows:

Southeast entrance: \$5,450.00 for sod/\$2,751.00 for overseed

West entrance: \$3,475.00 for sod/\$1,575.00 for overseed

Discussion began on other things our money can be spent on. Corey wanted to know if our developer has any intention of building a playground. Damian said, no, he just wants to sell his lots. Corey would like to at least ask Mr. Vitarelli. It was decided that Corey would put together a proposal for a playground to submit to Mr. Vitarelli and will submit to the full board first for review. Jenny Vaughn offered to assist Corey with the proposal. Danny thinks we should have a master plan for these types of expenditures. Nikki mentioned that one was developed in 2018. There was discussion of a task force of community members to work up a plan. Sara agreed to ask Michelle if we can get a group together that would meet outside of board meetings.

**Open Floor for Comments/Questions:** Stephanie reported there are three dead evergreens on the east side of the pool. This is the second time they have died. They were replaced once. Stephanie and Dale suggested tearing out those trees and putting up a faux ivy fence at a cost of \$240.00. Sara asked if that amount is in the budget. Danny asked if we could do a short privacy fence. Angie doesn't think anything is needed. It was decided to remove the dead evergreens and then revisit the issue.

**Adjourned to Executive Session at 8:20 p.m.**

**Meeting resumed at 8:30 p.m.**

**Adjourned at 8:31 p.m.**

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**Nikki Shirley, Secretary**