

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES
FIRESTATION #20 2255 S GREENWICH ROAD, WICHITA, KS 67207 AND VIA ZOOM**

Tuesday 03/21/2023

Board Members Present: President – Sara Shaw; Vice President – Stephanie Avery; Secretary – Matt Tener; Arwa Armstrong – Member at Large; Juanita Norton- Member at Large; Angie Hall- Treasurer

Board Members Absent: None

Other Attendees: Nikki Shirley, Jayln Michler, Dale Henley, Parker Armstrong, Vickie Pickering, Louis Archuleta, Josh Wealey, Lynn Mowder

Guests: Alexia Richards with HOA Management Services

President called meeting to order at 6:35 pm

Approval of Agenda: Movement of item number two of executive session to follow after open floor. Movement was made by Stephanie to approve the agenda with those corrections and seconded by Angie.

Approval of Previous Meeting Minutes Correction of previous meeting minutes to indicate Juanita as being present instead of absent.

Financial Review – Angie reported that our previous contractor Yiesley Lawncare discontinued their contract prior to fulfillment. The company is seeking payment however it will not be paid without clarification. Stephanie made a motion to approve the financial report and was seconded by Angie.

Committee Reports

Welcoming Committee- Nikki Shirley reported that we have new residents of Mary and Jeffrey Riter. Welcome to the neighborhood!

Pool Committee- Stephanie reported that our pool has a leak that will need to be remedied if it's to make the planned Memorial Day opening. There are options to troubleshoot the location of the leak to a point above the current water level which as dropped to only three feet following the pool being closed. The current contractor is supposed to conduct an inspection on the 3rd of April. Following his inspection, we will be able to know whether the lining can be stretched, and the pool repaired.

Grounds Committee- Special thanks to Dale and Josh for their extremely hard work, time, and energy to make it happen. Although Dale is stepping down from the committee, he has volunteered to provide instruction to the new company on the finer points of keeping the neighborhood looking good.

Old Business

Tree Trimming - A cottonwood branch is hanging over the fence of the pool. Bids were received for trimming the branch back and pruning for \$400 (nearest competition was more than \$1000). The vote to have the work approved was made via email due to the work being a required maintenance item.

Pool Access – Two bids have been received for a lock to secure the pool gate. Self-closing is required due to liability. The solution has to be determined by the April meeting but requires more data to make the best choice.

North & South Ponds – There is a lot of information to receive and process regarding the best course forward for the pond. Costs to do the excavation in order to make the ponds on the west side of the neighborhood to the same depth as the east pond are from as low as \$42k to upwards of \$800k. In addition, proper sealing of each pond is an expensive process that may not be successful depending on the composition and techniques used. Additionally, to use ground water requires a survey/permit of each pond at a cost of \$200-300 along with the installation of a meter to track gallons used which is monitored and reported to the state.

Along with those complications, the decision would also have to be made to utilize the same ground water which supplies neighborhood yard irrigation without knowing how much water would be required to simply match evaporation. Other neighborhoods who had irrigation wells that went dry incurred water bills from using city water of thousands of dollars and also required backfill preventer modifications to their home. More data is required in order to determine what decisions need to be made and when to make a responsible decision.

Vacation Rentals – We currently have one vacation rental in the neighborhood and the homeowner has been officially contacted to find a long-term renter for no less than one year.

Call for New Committee Members – The neighborhood has a lot of caring people who volunteer their time to make our community the best it can be. The more people that can help each committee, the less work there can be for a single member and more effort can be given to gaining ground on improvements. Some of the committees are Pool, Grounds, Welcoming, Community Development but a full list will be completed and placed on Facebook and sent via email.

New Business

Pool Leak- The current contractor for the pool will be out April 4th to inspect the pool and make recommendations for repair.

Lawn Care- The previous contractors no longer supply services to HOAs in spite of a signed 2-year contract. There are multiple bids being considered with a decision to be made by the board soon due to the need for support for the upcoming season.

Trash Pickup Day- Bulk trash pickup day is 13 April and although it was announced on Facebook, details will be included in the newsletter.

Creating our own Maintenance Crew- Due to the high amount of work required for us to complete our own maintenance, this idea is not feasible at this time.

Open Floor for Residents-

There was brief discussion about the short, mid and long term plans the neighborhood would like to accomplish? This would help us prioritize our goals and what we need financially to achieve them. There has been no increase in dues although many costs have increased with lawn service rising by 15-20%. The dues can't be raised by more than 10% although any motion to increase dues to cover increases in costs has not been discussed nor has a motion been made to do so.

Executive Session: Began at 8:06 and concluded at 8:19

Adjourn: Motion was made by Stephanie to adjourn and seconded by Juanita at 8:20 PM.

Next meeting 12 April at 6:30 the Fire Station

Matt Tener
Secretary, Board of Directors