

**WHISPERING LAKES ESTATE
HOA BOARD MEETING MINUTES
FIRE STATION #20, 2255 S. GREENWICH**

Tuesday, March 26, 2024

Board Members Present: Sara Shaw, President; Stephanie Salsbury, Vice President; Juanita Norton, Treasurer; Nikki Shirley, Secretary; Wyatt Disque and Vicki Loeb sack, Members-at-Large

Board Members Absent: Tony McMahon—See note under New Business

Other HOA Attendees: Lynn Mowder, Randy and Carol Loy, Jeff Hill, Vickie Pickering, and Corey Beckendorf

Sara called the meeting to order at 6:30 p.m.

Attendees introduced themselves.

Approval of Agenda: Stephanie moved to approve the agenda as presented. Nikki seconded the motion. Vote was unanimously approved.

Approve February 27, 2024 Board Meeting Minutes: Stephanie moved to approve the minutes as written. Wyatt seconded. Vote was unanimously approved.

Approve February 29, 2024 Financial Reports: Juanita reviewed the reports. Unpaid Assessments not submitted yet. Nikki asked if the \$412.50 in attorney fees was for the completion of our covenant amendment and Juanita said yes. Nikki also said she thought the payment to Air Capital Waste was supposed to be double in February since there was no payment in January. Juanita stated there was only the single charge. **Stephanie moved to approve the reports as submitted. Vicki seconded. Vote was unanimously approved.**

Old Business: Our insurance policies have been received and Stephanie now has our annual pool license.

HOA Start software update: Because the expiration of our "free trial" of the HOA Start software occurred before our March board meeting, the board did an email vote on March 13. **Stephanie moved to purchase the HOA Start software and delete our current Website. Vicki seconded. Vote was five in favor, one opposed. Motion carried.** Cost for the software is approximately \$2,580.00. There will be an invite sent

out to all neighbors to join this new platform after the set-up has been completed, and there will be an email go out to explain this new software.

Dale Henley will be training Ken Henrich and Lori and Don Roser to service the pool on Saturdays and Sundays.

New Business: Board Member and Assistant Treasurer and Grounds Committee Chairperson, Tony McMahon, resigned on March 13. After discussion, **Stephanie moved not to replace at this time. Juanita seconded. Vote was unanimously approved.** As for the Assistant Treasurer position, Stephanie is now helping Juanita, therefore, **Juanita moved to not fill the Assistant Treasurer position. Vicki seconded. Vote was unanimously approved.** Move discussion of the Grounds Chairperson to Committee Reports. No other committee vacancies.

The Bulky Waste Pick-up Day has been scheduled for May 30.

Committee Reports:

Pool: The pool was checked, and it still has water in it! The pump on the liner keeps going out. The breaker may need to be replaced. Stephanie will contact Sackett Electric to assess. **Stephanie moved to get the breaker assessed and fixed if needed. Juanita seconded. Vote was unanimously approved.**

Community Report: The committee conducted a St. Patrick's Scavenger Hunt and an Easter Egg Hunt. Great turnout for both activities. Thanks to the committee for organizing these events. For "Earth Day," the committee is thinking of organizing a workday. Nikki suggested that the entrance beds at 159th and Woodcreek could use some updating. A Fishing Tournament is being organized by Dale Henley and Shawn Hinkle.

Welcoming Committee: Nikki reported two homes have new occupants. TJ Boynton and Priscilla Nguyen (**corrected May 28, 2024 to Monique Richardson vs. Priscilla Nguyen**) at 1823 S. Teakwood and Roberto and Cibeles Cabrejos at 15910 E. Woodcreek.

Grounds/Maintenance: Lynn Mowder presented a list the committee drafted of Areas Needing Action.

1. Prevent sediment from flowing from the field on the south through the underground conduit into the southwest pond.

Dr. Harrison, who owns the field, told Tony that we could put straw in the hole that has been created by the run-off from the field. Sara has been introduced to Dr. Harrison. Stephanie and Nikki met with Shawn Sater, who has provided much of our rip rap on both the east and west ponds, and he proposed installing a "sea wall" type barrier and rock to help stop the sediment flowing to the pond. His estimate to do this is \$2,800.00.

2. Remove trees next to the dam between the northwest and southwest ponds and repair rocks on the north side of the dam. Shawn Sater bid \$2,300.00 to cut out the trees close to the dam wall and to trim up the tree close to this area. Dragonfly will cut down the trees by the dam wall and apply stump killer for \$375.00.

A bid had been submitted by Living Waters Aquatic Management for \$9,077.08 to complete a large number of items (some of which we had already purchased, such as algaecide) and they told Sara they would do all of the bid or nothing. They would not break out just certain items such as just cutting down trees.

3. Dredge south pond—tabled
4. Fixing and/or seeding erosion areas and adjusting sprinklers on the commons. Stephanie reported that Manny (our sprinkler contractor) will be checking all the sprinklers when he turns the sprinklers back on. The board would like the committee to get bids for someone to provide and install seed. Quality Lawn Care was suggested. Nikki stated there is not a lot of erosion on the east side that seed would correct. Stephanie stated Dragonfly will be spraying for weeds and applying pre-emergent on the commons at a cost of \$1,275.00. Stephanie will ask them if they do seeding.

Lynn stated she would be happy to head up this committee and would get the committee back together.

Stephanie moved to accept the Green Mile (Shawn Sater) bid of \$2,800.00 to install the "seawall" and rock at the tree line, south end of Reserve G and to add straw behind it by us (Jeff and Randy). Wyatt seconded the motion. Vote was unanimously approved.

Stephanie moved to have Dragonfly take out the trees at the dam for \$375.00 and apply stump killer. Juanita seconded the motion. Vote was unanimously approved.

Stephanie moved to accept the bid of Green Mile for \$7,500.00 to add rock on the north side of the dam. Vicki seconded the motion. Vote was unanimously approved.

Stephanie will make contacts with Dragonfly and Green Mile.

Sara will get the state information she has to the committee.

Open Floor to Residents: Lynn inquired as to whether all assessments have been received. Stephanie stated we are still waiting for five people to pay. Residents who have not paid by May 24 will not receive the pool gate code. Lynn also expressed concern about the increased traffic on Harry when they start the construction to widen Kellogg. We suggested she contact Dee Nighswonger to find out which city/county department to contact.

Stephanie reported that Dale Henley wants to make "boxes" to cover the well heads and sprinkler control box.

Juanita and Stephanie filed the Non-Profit 50 Annual Report which cost \$40.00.

Stephanie said she will be sending out the covenant violation letters within the next two days as the HOA Start software is not ready. Juanita has an example of a violation letter that includes the fine notification.

Next Meeting: April 23, 2024.

Adjourned to Executive Session at 7:57 p.m.

Resumed Regular Session at 9:10 p.m. and Adjourned.

Nikki Shirley, Secretary
Board of Directors