

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES  
ZOOM Meeting**

**Tuesday 05/26/2020**

**Board Members Present:** Vice President – Sara Shaw, Treasurer – Damian, Secretary – Linda Hurt, Members: Angie Hall, Wyndi Busick, Bonnie Pifer

**Board Members Absent:** President – Ory Smith

**Guests:** Beverly Maness, Monte Evans, Leilani Hook, Nikki Shirley, Stephanie Avery, Dale Henley

**Other Attendees:** Raecine Brent – HOA Management

**Meeting called to order at: 6:33 pm by VP Sara Shaw**

Approval of Agenda: Sara wanted to add to agenda about old pool cover **Motion to approve agenda and addition made by Angie; Seconded by Linda; All Approved**

Approval of April 2020 Minutes: **Motion made by Damian; Seconded by Linda; All Approved**

Approval of Financial Report Submitted by HOA Management for the month of April 2020: **Motion made to approve by Linda; Seconded by Damian; All Approved**

**Old Business:**

Sara announced that the board had been advised not to open the pool, \*until June 8th as mandated by Kansas Governor Kelly\*, and Linda had sent the email notifying the neighbors. Linda clarified that her email was closure up to June 1st and since this meeting was before then, she will alert everyone as to the opening after it's discussed tonight.

Linda purchased mats if the board wants them for the pool bathrooms (\*if not, her and Bill will keep them) – pics were shown of them on the girls' bathroom floor. Several questions were discussed – being uncomfortable-no they're anti-fatigue, largest we could get-yes, can they be power washed-yes – along with the concern that our pool vendor said the non-skid paint doesn't work well long term. There is added concern about the pool house sitting flat on the foundation and is accessible to rain seepage under the walls and how that constant dampness would affect paint. We did not do a test area, figuring the extra steps, work, and costs would be unfeasible if it didn't work and then we'd need the mats anyway. Linda stated that if mats are the way we go then she can order the rest so they'll be in before we open the pool; total costs around \$158. **Damian made a motion to just go with the mats; Seconded by Wyndi, All Approved.**

Linda said that the 159th ditch has been graded but they are not finished – Damian agreed that they need to finish up with grass. Nikki said that the south culvert under Rosewood entrance is clogged; Raecine sent them an email as we spoke telling them this and questioning when they'll continue work.

**New Business:**

Damian reported that Dale Henley and Danny Cunningham had done the plumbing work needed in the pool bathrooms and the cost was about \$30-ish for supplies. They were both thanked for the quick work

getting that done. Dale also fixed some sheetrock holes before the painting began. Sara thanked Dale and Stephanie for all of the hard work they've done over there (pics were shown of the painting and decorations) and Linda also thanked Sara for her and Rodney (her husband) doing both bathroom window screens; and also were in the process of painting some of the furniture over there.

The D. A. B. report from Ory was on hold for now as Ory was not present.

Damian said the algae plume is just under the surface of the West pond edges and will bloom with the increasing sun and heat. Discussion on treatment costs; add to budget for this in future; natural treatments i. e. fish etc. Randy Loy told him that the grass carp are spawning now and he could transfer some from the East pond to the West to see if it works; Sara added that grass carp eat algae. Damian was asked if he would follow through with Randy on this and he agreed.

Linda shared the photos from Rod Gray for the East pond where he looked for the trip hazard that a homeowner reported. The photos did not show a compelling need to replace cement pads that cost over \$300 each but the board agreed that maybe the actual area that needed it was missed somehow. Ory had walked the pond and couldn't find anything; Nikki walked the pond and found nothing bad.

Raecine said the area caused someone to trip and hurt themselves so it was suggested for that homeowner to send an actual photo so we know exactly what area. Nikki said her husband suggested grinding the pad down instead of replacing it if possible once it's found. Other areas were discussed: mud area from lack of grass runs across sidewalk and is slippery, excess yard watering causes runoff across the sidewalk and is also slippery. Will need to follow up with exact area.

#### **Neighborhood Updates:**

Linda showed photos of pool light being put up by Mike Maxton. Damian had requested if anyone on our FB group might be able to help put a light up and Mike offered and had all of the supplies to donate also. Everyone expressed thanks to Mike for the great job and Damian said that it is working – no cars hanging in parking lot at night. Linda showed the sign that she placed on the south side of the pool fence that copies the one on the north, warning to not trespass; her and Bill donated this item.

Pictures were shown of the chat rock work done for the path by the pool where they had to prepare and shovel the rock and spread it for the path: BIG THANKS to: Josh Wiele, Dale Henley, Randy & Carol Loy, and Stephanie & Damian Avery for completing this huge project. Also Damian wanted to say thank you to the donors who helped pay for this out of pocket.

Sara asked to add to the agenda about our old mesh pool cover: she is storing it in her garage and wondered about selling it – can we get info about the size, the worth (is there a receipt? Nikki said probably not and it was purchased before Rob took over our pool maintenance but he did install it so he might know the approx. price) Linda said that she can ask Rob about the size and price.

Linda said she got a new neighborhood watch sign for the North entrance and installed it with her husband Bill since the old one was so bleached out that it looked blank. Nikki informed the board that there is a duplicate of the sign below it about no soliciting and wanted us to know that Mike Walker has it for the Rosewood St. entrance if needed. There is concern that even though the HOA owns some area at the Rosewood entrance, it may not be large enough to exactly copy the Woodcreek St. entrance beds. Some didn't like the look of those and we might need to update the look if it's decided in the future to place something there.

#### **Open Floor for Comments / Questions:**

Stephanie said that the mowing behind the pool is not going getting done far enough back so the sprinkler is ineffective due to the high grass/weeds. It needs to be weed-eated better around the heads back there. Also they aren't weed-eating around the pond edges. Linda said that for them to clear the banks of the ponds it costs \$450 so it isn't going to be done every time they mow. It has been inconsistent, the pond edging, because of different crews coming out but we should try to be patient as

it will never be perfectly done every time. Dale went out and weed-eated the edges of the pond and around the rock culvert areas so he was thanked for doing that as it was really appreciated.

With nothing further, meeting was **adjourned for Executive Session at: 7:23 pm.**

**Returned to regular meeting at 7:56 pm**

**Linda made a motion for a homeowner letter to include more information about the fines associated with not getting into compliance; Seconded by Damian, All Approved.**

**Linda made a motion that due to COVID-19 the board will waive any late fees occurring in June; Seconded by Damian; All Approved.**

**Sara asked for a motion to adjourn; Linda made the motion; Seconded by Wyndi; All Approved.**

**Meeting adjourned at: 7:59 pm**

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Linda Hurt  
Secretary, Board of Directors