

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

Wednesday, May 31, 2017, Fire Station 20, 2255 S. Greenwich, Wichita, KS

Board Members Present: President, Vickie Pickering; Secretary, Nikki Shirley; Treasurer, Mike Walker; Paula Shields and Parker Armstrong

Board Member Absent: Vice President, Steve Bartlett—arrived at 8:45 p.m.

Guest: Krista Williams with HOA Management Services

Other Homeowners: Lance Spence, Dee and Darren Nighswonger, and Bonnie Pifer

The meeting was called to order by President, Vickie Pickering at 7:00 p.m.

Agenda: Add Neighborhood Update item to New Business. **Nikki moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

Approval of Minutes: **Mike moved to approve the minutes from our April 26, 2017 meeting as presented and Paula seconded. Vote was unanimous.**

Opened floor to comments/questions: Dee and Darren Nighswonger stated the vacant lot next to them to the south has not been cleared of construction debris and is not being mowed. Krista will contact Gene Vitarelli regarding this. They are also concerned about kids they have seen throwing boards and things into the west lake and kids that are unsupervised around the lake. They asked if we could post a sign now that there is a sidewalk going to the lake. We noted we do not have any unbudgeted dollars to spend so we decided to have Krista see if Gene Vitarelli would be willing to pay for a sign.

Financial Report as Submitted by HOA Management: **Nikki moved to approve the report as submitted. Mike seconded. Vote was unanimous.**

Old Business: Website—Mike's hard drive crashed. He will publish in the next 24 hours.

Update on Sprinkler Systems: Krista spoke to Austin Pierpoint and Austin states the sprinklers are running 12:30 a.m. to 5:00 a.m. three days a week on both lakes and at the pool. There is still the issue of the hole at the west lake near the pump. Krista will contact Gene regarding this as Sam Talley is not responding to calls and Gene is the one who hired Mr. Talley. Austin states his person did not dig the hole.

Neighbor Questions: Bonnie Pifer had a couple of questions from the March minutes. Was there any more discussion on a Facebook page? Krista stated she can't create one or set it up for us. Rodney did not get back to us regarding his suggestions. Nikki asked Bonnie if she knew how to set up a Facebook page and Bonnie stated she thought she could. We talked about how it would be used and got input from the other neighbors in attendance. Bonnie stated she would try setting one up and would first invite the board members to start with. She would have to turn it over to someone else to administer however. Her second question was regarding compliance with the covenant amendments. We feel like we have had a really good response with compliance. All trash containers have been moved off the front plain of the homes and all boats and trailers have been moved.

New Business: Our contract with Waste Link includes a "Bulky Waste Pick-Up Day." They will come in starting around 8:30 a.m. on a Saturday and pick up "bulky waste" that homeowners leave at their curb. Nikki has been in contact with Mike Lechner and several dates were made available for us to choose from. **Nikki moved to use July 22 to give neighbors plenty of notice. Mike seconded. Vote was unanimous.** Nikki will firm this date up with Mr. Lechner and get a communication out to neighbors that will include what is acceptable to "dump" and what isn't. A draft is attached to the board packet. Dee Nighswonger stated each county resident can get a bulky waste coupon from the county so you can take your own items to the landfill for free. Bonnie asked if we still have a burn pile. No...that pile is gone and we will not have a new one.

Web Domain Name: Wanda Maxton received the bill for our web domain name and forwarded it to Nikki. This is an unbudgeted item as it had been paid for for five years. There are three payment options: one year, two years and five years. **Nikki moved to pay for one year. Mike seconded. Vote was unanimous.** The bill was given to Krista to give to Alexis and Nikki asked that they get the address changed due to it going to Wanda.

Neighborhood BBQ: Linda Mason has offered to provide meat and help organize a neighborhood BBQ again this year. The consensus with those in attendance was to try a fall date this year. **Vickie moved to use either September 16 or 30 and to let Linda pick which one. Nikki seconded. Vote was unanimous.** Nikki will get with Linda to choose the final date and then send a "save the date" e-mail.

Neighborhood Update Items: Mr. Williams spoke with Nikki and thinks it would be beneficial to move some of the catfish to the west lake and he has volunteered to do this. After discussion, the consensus was that we need to wait until the lake has established some vegetation and we have a sign that states the lake rules which includes it is "catch and release only." He has also offered to purchase an aeration system for the east lake. Nikki will get back to Mr. Williams and ask him to submit specifics to the board that we could vote on.

The pool opened on time on May 26th and so far it is going well. Nikki is pleased with the new pool company and reports the owner states a pool liner should only cost around \$3,500 to purchase and install versus the \$5,000.00 we budgeted.

A neighbor has expressed concern about the sump pumps that are being dumped into the street gutters. The run off is causing a lot of algae, grass clippings catch in the water, it's unsightly and other neighbors have to drive through the run off getting into their driveways. It also causes a breeding ground for mosquitos. Krista called code enforcement before our meeting and was told it is not illegal unless it goes under a sidewalk or through a curb so there is not really anything we can do about this issue except to request that neighbors direct their sump pump run off onto their lawns.

As noted earlier, Gene Vitarelli had a sidewalk installed between the Avery and Hurt houses running from the street back to the commons around the west lake. He also hooked up the sides to the sprinkler system and had sod installed.

We adjourned our regular session to go into executive session at 8:10 p.m. Vickie called the meeting back to order at 9:03 p.m. and we adjourned.

Nikki Shirley, Secretary

