

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES**

Tuesday, May 25, 2021, by Zoom

Board Members Present: President, Sara Shaw; Secretary, Nikki Shirley; Members at Large, Angie Hall, Danny Cunningham, Corey Piper

Board Members Absent: Vice President, Jim Bray

Guest: Michelle Barscewski, Community Manager, HOA Management Services

Other HOA Attendees: Brook and Tyler Nulik, Dee Nighswonger, Debbie and Dale VanKirk, Jerry Martin, and Josh Wiele

The President called the meeting to order at 6:32 pm

We observed a moment of silence for our Treasurer, Damian Avery, who passed away in April. Damien provided numerous contributions to our association in addition to being our Treasurer and will be truly missed. We will not be filling Damian's vacancy at this time.

Agenda: Nikki moved to add "Review Newsletter" to New Business and remove "Have Michelle put Officer Shelton's Recommendations in Next Newsletter" from Old Business. Angie seconded. Vote was unanimous.

Approve March 30, 2021, Board Minutes (April meeting was cancelled): Danny moved to approve the minutes as written. Angie seconded. Vote was unanimous. **Correction needed to February, 2021, Minutes:** Nikki reviewed the change. It was initially reported that the website fee would not be due this year but that was incorrect. The website fee will be due this year. Danny moved to approve this correction. Angie seconded. Vote was unanimous.

Approve Financial Reports for March and April, 2021, Submitted by HOA Management: Nikki noted that she worked with Ashley George to reconcile the number of lots not owned by Gene Vitarelli. Nikki found one lot that HOA Management did not have on record so we should be getting another \$657.00 this year. Nikki moved to approve the March and April financial reports as submitted. Danny seconded. Vote was unanimous.

Old Business:

Corey reviewed what he has done on the proposed playground. He has met with a few neighbors. They have looked at the area behind the pool as a possible location and also an area west of the pool with a possible shelter and picnic tables. He has asked for a bid from one company. He has reached out to Becky Tuttle regarding a possible bond issue or community government funds. Dee offered to reach out to Becky. Other funding possibilities were discussed. Will retain for discussion next month.

Danny reported they are just going to monitor the levels of the west lakes.

New Business:

Newsletter: Michelle first reported that we are now going to be able to resume our meetings at the Fire Station with masks for now. Sara offered to do ZOOM from the Fire Station. The consensus was that ZOOM should be

discontinued. Michelle had presented a rough draft of the next newsletter due out in June. She left one area blank for our input. She reported the information on the newsletter regarding pool keys is incorrect and she will revise that. Nikki asked that she change "design review committee" to "Architectural Control Committee" in one section. Other sections are okay.

New Treasurer: Angie has agreed to step in as interim Treasurer. **Danny moved to elect Angie as interim Treasurer. Nikki seconded. Vote was unanimous.**

Review bids for D&O/Liability Insurance: Michelle is still working on this. She has one bid and will have two more by our next meeting. We are covered under our current company. It was found that the pool building was not initially covered but was added before the renewal on May 1.

Vote on transfer of Reserve G to Gene Vitarelli: Josh wanted to know how much Gene is going to pay us. Michelle offered to find out the size of Reserve G and get back to us.

Formation of a Grounds Committee: Michelle reported that the board can create whatever committees we want. The committees do not have to hold open meetings or take minutes. They report back to the board. The Grounds Committee will work with The Ground Guys on mowing issues, commons issues like sprinklers, etc. Josh is volunteering to lead this committee and Danny and Dale Henley will also be members. Problems will go to the committee first. Josh asked that e-mails be sent versus phone calls. **Angie moved to form the Grounds Committee with Josh as the chair. Nikki seconded. Vote was unanimous.**

Other Committees of the Board: Pool Committee: Chair, Stephanie Avery. Other members: Dale Henley, Renee Cunningham and Darren Nighswonger. **Welcoming Committee:** Chair, Nikki Shirley.

Proposed Development Committee: Will work on special projects like the playground but no Statement of Purpose has been written yet. Corey has volunteered to chair this committee. Suggested members include Riley Weselowski, Mike Maxton, Mike Tanner, Matt Tener, Jenny Vaughn and Ken Henrich. Corey suggested sending a Survey Monkey survey to the whole neighborhood to get everyone's input. Michelle offered to help Corey with this committee. **Danny moved to form the Development Committee with Corey as the Chair. Angie seconded. Motion passed by three in favor with one abstention.**

Neighborhood Update:

The pool committee is in place, and we will be ready to open on May 28. We had to take an emergency vote to replace the pump motor at a cost not to exceed \$600.00. Vote was unanimous. We have new neighbors. Debbie and Dale VanKirk have moved into 15425 E. Rosewood Court. Our Bulky Waste Pick-Up was completed on April 1 with positive results. It was determined that the \$86.50 henbit application (discussed at our February meeting) would cover multiple areas, so we voted unanimously to have The Ground Guys spray the henbit. The Ground Guys regraded the areas where they put in the sprinklers along two of the entrances to the east lake and overseeded the areas. The grass seed is growing. Dale Henley, with the help of neighbors Shawn Clark, Roy Thompson, Mike Maxton, and Stephanie Avery have planted the ten trees on the sides of the west entrance to the west lake.

Open Floor for Comments/Questions: Danny reported that neighbor, Mike Tanner, spoke to Rodney Wright about a new state policy prohibiting any government or local entity from prohibiting the use of propane for home

fuel. We can add to our covenants that propane tanks must be placed underground, but covenant amendments cost money and must be voted in by a neighborhood vote. Michelle is going to talk to Rodney about having the Architectural Control Committee require that anyone wanting to use propane must have the tank placed underground. She will report back to us. Michelle also stated she will have The Ground Guys contact Josh regarding issues and Gene has been contacted about mowing his vacant lots. It was mentioned that there is a lot of trash blowing around from the new build sites. Sara asked if Michelle would reach out to them to please clean up their trash. Michelle noted that Angie needs to sign a form to become a signer on the account and they will switch the debit card to Angie's name. Michelle will also get the auto pays for the G-Mail and Ring camera switched to the new card. Michelle has contacted The Ground Guys to add the ditch to the east of Jo Hensley's house to the areas to be mowed. Nikki shared that neighbor, Wanda Maxton, has voiced concern about the weeds and grass growing up in the rip rap on the east lake. Nikki stated there was money budgeted to remove these weeds/grasses. The cattails in the northeast cove are dying out and should probably be removed as they look unkempt and volunteer cottonwood trees are going up in that area.

Adjourned to Executive Session at 7:44 p.m.
Meeting resumed at 8:09 p.m. and we adjourned.

Nikki Shirley, Secretary