

Whispering Lakes

Board Meeting

May 31st, 2022 @7pm

Fire Station #20 2255 S. Greenwich Rd. Wichita KS 67207

Or

Zoom Meeting ID: 822 7900 7341 Password 086831

IF YOU ARE ATTENDING THE MEETING AT THE FIRE STATION, PLEASE BE SURE YOU HAVE BEEN COVID FREE FOR A MINIMUM OF 60 DAYS

AGENDA

- I. Call Meeting to Order – Sara called the meeting to order at 7:06 pm
- II. Approval of the Agenda – Sara asked for a motion to approve the agenda, Stephanie moved, second by seconded, all in favor, none opposed, motion carried
- III. Approval of the March 29th, 2022, Meeting Minutes -Sara asked for a motion to approve the minutes, moved by Stephanie second by Vicki, all in favor, none opposed, motion carried.
- IV. Approval of April 2022 Financial Report – Sara asked for a motion to approve the financial report, Moved by Vicki, second by Stephanie, all in favor, none opposed, motion carried
- V. Old Business
 - a. 2022 Projects We talked about planting at the monuments, cleaning up the south pond, Rip Rap in drainage ditch, ????? (there were 4 things) Sara said since we have discussed this, the board members can communicate by email to approve bids.
 - b. Ring Cameras – Stephanie said she tried to get access to the ring cameras, and even with producing a death certificate, she was unable to. Angie hall suggested we purchase new cameras. Sara asked for a motion to purchase new cameras, second by ***, all in favor, none supposed, the motion carried. Amy suggested to use the secretary email to avoid a similar issue. Sara said this was an option.
- VI. New Business
 - a. Pool Updates Stephanie reminded residents not to use umbrellas when it is windy, and to pick up after pool use. Stephanie said they need the chlorine from Sara’s garage, as the current supply is low. Sara said it was nice to see the pool in use over the weekend.
 - b. Landscaping for Entrance Monuments – The board will get bids and approve through emails to get things rolling since these projects have already been approved. Daniel shared that the landscaping company has been leaving weeds and there was a worker waving a weed eater around, but it wasn’t running. Also said he saw a worker sitting on a mower and not working there were also weeds left untouched. (Male resident who was at Stephanie’s house) stated that the weeds near the pond are actually small trees and yeisley did not bring the right equipment to deal with them, but knows what Daniel was talking about with the staff sitting and not working.
 - c. Pond Updates

i. Leak at East Pond Dale stated that he asked a current contractor who is in the neighborhood about fixing the leak and they said the lake would have to be drained for it to be done properly, and in not so many words, would not take the bid. Josh said the answers they have been getting from various companies are consistent.

ii. Rip Rap – needed in the drainage area near _____ house in the commons area because it was laid previously and washed out.

iii. Clean up of Debris Residents and board members discussed concerns with the builders not using straw for the drainage to the sewers and the well diggers ejecting sludge into the ponds. Michelle also brought up the overgrown lots with tall weeds that belong to builders and private lot owners. April states she is not sure what else to do as she has send certified letters with no response. (Male resident) mentioned he works for a contractor and states that the only way to get the builder to take action is to put a lien on the builder for the work needed on the lot. Angie asked if April could research how to do this. April thought there was a fee for this.

VII. Reports/Concerns from Committees – Dale asked why we are meeting every two months instead of every month because it is taking a long time to get things done. Sara replied that it was something the board was trying out and that that's why the board will take action on things via email in between. Michelle mentioned the compliance letters and the inconsistency with enforcing compliance. Stephanie said that is why she emailed April and had some folks removed from the list; for example, it was trash day, so they did not send a notice to the resident with wood planks on their driveway. She said that's what the board needs to do in the future if they see anything that needs removed. Stephanie read a paper given to her neighbor Randy who was concerned about underage kids driving around in golf carts not obeying traffic laws. She showed the group a paper from the Wichita PD and read off rules stating the driver must have a driver's license, obey traffic laws, and the golf cart must have headlights, taillights and turn signals. This resident also asked to bring up a resident who is seining for bait fish in the residential ponds. Angie asked April if we could send these residents a letter and asked who they were. Dale reminded that as an HOA we cannot enforce ordinance or laws, and Angie said to just send a friendly reminder letter. Stephanie said she would get April the addresses of these individuals after the meeting. Nikki said that group reminder emails are not going out, such as for the change in the meeting tonight. Stephanie said it was on Facebook. Nikki said not everyone is on Facebook and she didn't even get a reminder email about the residential dump day. She asked if a group email could be sent out for changes like tonight's meeting. Amy said she could, just needs the updated dispo list from April.

VIII. Open Floor for Residents – Nikki said there were errors on the minutes from last month. Not all the residents who attended were listed and the date was wrong. Sara reminded that the minutes were already approved but asked for an amendment to be made. Dale asked if we were going back to in person or zoom because zoom was difficult to use. Angie said that having the zoom option has increased participation on other boards she is on. Sara asked at a hybrid system with an in-person meeting and a zoom option be added from now on and asked if that's something April can do. Michelle volunteered to bring her iPad to the next meeting.

IX. Executive Session (if needed) no executive session held

X. Adjourn Meeting Sara stated April will ask Rodney about putting liens on the builders for issues. A discussion about the architectural committee not being fully functioning lead to another discussion about a new covenant committee being formed. Nikki said that members of this committee need to go visit other HOAs and get ideas on what they do that work to incorporate into our HOA and that they need an attorney to assist them. Michelle said her husband is an attorney and can help. Sara said they will look for bids for the monuments, and that we will try a hybrid in-person and zoom meeting for the next board meeting. Said that at least one board member will be at the fire station and have an iPad set up. Nikki said that she does not want to go in person if there aren't any board members there, and that she thinks all the board members should be there in person. Sara said if there are any issues next meeting Amy can send out a mass message of any changes.

Meeting adjourned at 8:44pm