

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

Tuesday 11/17/2020

Board Members Present: President – Sara Shaw; Treasurer – Damian Avery; Secretary – Linda Hurt; Member – Angie Hall

Board Members Absent: None

Guests: Raecine Brent – HOA Management

Other Attendees: Parker Armstrong, Stephanie Avery, Dale Henley, Vicki Loeb sack, Nikki Shirley, Danny Cunningham, Ken Henrich, Tony & Cheryl McMahon, Leilani Hook

Called Meeting to Order at 7:17 pm

Approval of Agenda: **Motion to approve the agenda made by Linda; Seconded by Damian; All Approved**

Approval of 10/28/2020 Minutes: **Motion made by Damian; Seconded by Linda; All Approved**

Approval of Financial Report: **Motion made by Damian; Seconded by Linda; All Approved**

Old Business:

New Vendor Contracts: Linda shared the spreadsheet with the final 2 competing vendors for the pool services (others applied but were extremely expensive comparatively).

Our current vendor, Personal Touch, prices for weekly maintenance went up \$5.00 but the rest was a copy from last contract. Discussion for 3 times a week on maintenance and if it isn't needed then we'll have a savings. **Motion to accept Personal Touch Pools contract for 3 years made by Damian; Seconded by Linda; All Approved**

Danny asked if there is any performance clauses if they're not meeting our needs. Angie replied that they are small businesses so neither are tied to anything and can just move on. Linda stated that Robb is really easy going and if there's trouble with his guys then he needs to be told so he can fix it – plus he is available to answer my texts even at 9 pm on weekends – no one else will do that.

Lawn care vendors came down to 2 competitive bids (received 5 total) and there will need to be adjustments based on any multiple treatments that are implemented as needed. Figures on spreadsheet are for 16 mows per season. Angie noted that it did not include our current vendor and Damian explained the decision to divorce from our current vendor due to complacency and other issues. It is noted that the new trees at the pool will need bagworm treatments and the new sod there will need weed control and fertilizer plan for upkeep. **Linda made a motion to accept the bid from The Grounds Guys for lawn care.** Josh asked if there was any fertilizer plan in the commons areas and after a lot of discussion it came down to needing the sprinkler work completed in a few areas before we could hope to have a better grass/sod/weed free plan moving forward in all of our commons areas. Parker said that he is willing to do any weed control and fertilizing at the Rosewood entrance near his home as needed, just let him know. Josh stated that if the plan is to improve the commons area then now is the time to control the weeds and then go forward for better success. Parker offered to help with whatever is needed; Angie agreed to move forward with this bid. Sara wanted a motion; **Linda offered to amend her motion to include weed control and fertilization as needed; Angie Seconded; All Approved.**

Raecine requested a copy of both signed contracts for their records and Damian and Linda agreed to get those for her.

Sara said that Damian could go later with reserves discussion so she can discuss the erosion issue. A homeowner reported a large erosion problem when it rains and the board investigated responsibility for this and found out that it is in our commons at Reserve C. There is a bid on file for the repairs. Nikki said that the City had done work in that area in the past and Damian said that the City signed off on it being within our property so we are responsible.

Reserves amount: Damian said that after all expenses for 2020 were paid that we can add \$4,500.00 to our final reserves amount for the year. We had increased funds from new homeowners and suspending the fertilization during last year when we saw that it was a sub-par job.

Proposed Budget for 2021:

Damian reported 129 homes & 9 lots = \$70,356.00 income.

Total expenses = \$67,410.00

Balance left \$2,946

Damian proposed adding \$1500 to the reserves leaving the balance at \$1,446

Parker asked if that amount was a concern. Damian said not really based on current reserves at \$10,000 and Linda added that there could be padding in the proposed property improvements also if needed.

Parker understood then, plus that the improvements are staggered at different times to allow for affording different items by year end. **Motion made to approve 2021 proposed budget by Angie; Secoded by Linda; All Approved.**

New Business:

HOA Office contract: Sara said that the board received the new contract for HOA Management Services and it was at the same price as before at \$4 per property and the contract was for 3 years and renews in January instead of November now. **Linda made a motion to accept the HOA contract for 3 years; Secoded by Angie; All Approved.**

Neighborhood Update:

Sara announced that solar panels were requested by a homeowner a while back and the board discussed options at a past meeting but decided to do more research. The board feels that this needs close supervision and the ACC needs to adopt the stringent guidelines provided by our research and the suggestions and concerns expressed by the audience at that meeting. Since this is something that needs to be adhered to until the covenants can be changed, then everyone interested in solar will get the spec sheet from us and fill out a Project Approval Form to go through the ACC approval process for consistency. At the time of consideration for additions to our covenants, then all residents will join in discussions moving forward first.

Therefore this will be added to the ongoing list of considerations for changes to our covenants and an open meeting will be scheduled at some point so that residents input and opinions will be welcomed. This way we can refine the list of items needed and do them all at once to save expenses for this. Parker suggested adding to the list, that requirements for residents' lawn care should be upgraded as we work to improve our commons areas so our efforts aren't defeated there. It is agreed that resident could be an asset in configuring this list.

Open Floor for Comments / Questions:

Nikki questioned if Wyndi resigned from the board; yes she did when her house sold and she moved.

Parker thanked this board for everything and again offered his help for anything we need; the board thanked him for that. Raecine was asked if she had any issues for Executive Session and she did not but

Nikki asked if she may have a private minute with the board during Executive Session tonight. Danny inquired if others are included in the private board part and Linda stated that normally it's private for the board only but also any homeowner has the right to request and address the board privately.

Adjourned for Executive Session at 8:20 pm

Returned to regular meeting at 8:26 pm and Damian asked where the solar discussion ended up at and Angie replied that Sara just made the announcement that for now it was going through the ACC. With nothing further to discuss, the meeting adjourned at 8:30 pm.

Linda Hurt
Secretary, Board of Directors