

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

Tuesday, November 27, 2018, Fire Station #20, 2255 S. Greenwich, Wichita, KS

Board Members Present: President, Steve Bartlett; Vice President, Parker Armstrong; Secretary, Nikki Shirley; Treasurer, Mike Walker; Linda Hurt and Shawn Hinkle.

Board Members Absent: None.

Guests: Katie Shurtleff with HOA Management Services

Other HOA Attendees: Bonnie Pifer and Shannon and Kelli Grate.

The meeting was called to order by President, Steve Bartlett, at 8:00 p.m. (immediately followed the annual meeting).

Agenda: Parker moved to approve the agenda as presented. Shawn seconded. Vote was unanimous.

Approval of October 30, 2018 Minutes: Mike moved to approve the minutes as submitted. Linda seconded. Vote was unanimous.

October Financial Report as Submitted by HOA Management: (Same as presented and approved at the annual meeting.)

Opened floor to comments/questions: No comments

Old Business: Nikki passed out the Proposed 2019 Budget and reviewed it. Linda thought we should leave in the charge of \$145.00 to spray for bagworms. Nikki agreed. Mike suggested we increase the amount for lien management to \$600.00 from \$514.50 to make it comparable to 2018 charges of \$579.00. The same for irrigation—increase to \$2,500.00 from \$1,580.00 as 2018 projected is \$2,707.00. Total income is projected at \$61,048.00 and total expenses will be \$58,458.00. Income minus expenses will be \$2,590.00. **Mike moved to accept the budget with the three adjustments. Parker seconded. Vote was unanimous.** Nikki will e-mail a copy to all owners.

Update on the removal of the west lake fountain: Gene Vitarelli had someone remove the fountain and he is only charging us \$75.00.

HOA Loans: At a prior board meeting, the question was asked whether or not HOA's could take out loans to pay for projects. Nikki asked Rodney Wright and found out that HOA's are able to take out loans. The assessments are used for collateral and the association as a whole must vote for it. It cannot just be a board vote.

Neighborhood Update: A winter service valve was installed on the west lake which will allow the fill pipe to run throughout the winter to keep the lake level up. Green Mile is almost finished laying the 545 feet of rip rap on the east lake that was approved last month.

New Business: Steve moved to not have a board meeting in December per our normal practice. Nikki seconded. Vote was unanimous.

We adjourned to executive session at 8:20 p.m.

Resumed our meeting at 8:30 p.m. and adjourned.

Nikki Shirley, Secretary