

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

**Wednesday, October 26, 2016, Fire Station 20, 2255 S. Greenwich, Wichita, KS**

**Board Members Present:** President, Chuck Cooper; Vice President, Vickie Pickering; Secretary, Nikki Shirley; Treasurer, Mike Walker; Steve Bartlett and Paula Shields.

**Board Members Absent:** Mike Saylor

**Guests:** Krista Williams and Rodney Wright with HOA Management Services and attorney, Tim McLemore

**Other homeowners in attendance:** None

The meeting room had been overbooked so while we were waiting in the foyer we decided to go ahead with our meeting. Chuck called the meeting to order at 7:06 p.m.

**Agenda:** Add to New Business, vote on renewing our contract with HOA Management Services and discussion of a tie on our ballot. **Nikki moved to approve the agenda as amended. Steve seconded. Vote was unanimous.**

**Minutes:** Paula asked to have added to the minutes that Tom Hepburn also wanted aeration added to the lake. **Nikki moved to accept the minutes from our September 28, 2016 meeting as amended and Mike W. seconded. Vote was unanimous.**

**Financials:** Financial reports were submitted by HOA Management. Steve asked if we know where we are going to end up. It is unknown at this time. Cost for pool service is already \$900.00 over from last year and September charges are not in yet. **Nikki moved to accept the report as submitted. Mike W. seconded. Vote was unanimous.**

**New Business:** HOA Management Services contract—Steve wanted to know if we got the home/lot numbers straightened out as initially it was reported that we have 107 homes. There are only 88 homes, 18 vacant lots and the pool lot. Nikki reported that Rodney explained why vacant lots are included—they have to be monitored, i.e., owners have to be notified if the lots are not mowed, they are assessed dues, etc. **Vickie moved to renew our contract. Nikki seconded. Vote was unanimous.**

**Annual Meeting Agenda:** It was agreed to let Krista work this up based on last year. We need to recognize those neighbors that have contributed to the development: Dan for keeping our sprinklers going, the pool committee, Mike Maxton for creating another berm, Tony McMahan for keeping our directory up to date and filing our taxes, Linda Mason for the BBQ, etc. Krista will have Alexis work up a year-to-date report. We discussed adding a Recognition Fund to the budget to give people a gift card for going above and beyond. **Vickie moved to put \$250.00 in the budget for a Recognition Fund of \$25.00 per recognition. Steve seconded. Vote was unanimous.**

**Reviewed the Board of Directors' Ballot:** We agreed to move the instructions to the top of the ballot. There was discussion about the deadline for adding people to the ballot. Rodney stated we should allow additions until the ballot is printed. The agenda and notice of the annual meeting will go out with the ballot. Krista will do this as soon as possible and will e-mail us the agenda first. We discussed adding the November 30 board meeting agenda to the mailing but Nikki stated she would do that just as she normally does.

**Vicki moved we adjourn to executive session at 7:39 p.m. Mike W. seconded. Vote was unanimous.** (We were able to go into the meeting room at 7:45 p.m.) **Chuck called the regular session back to order at 8:33 p.m. Paula moved to hire attorney Tim McLemore to correct some irregularities found in the formation of the HOA documents. Steve seconded. Vote was unanimous.**

Mr. McLemore did not have our covenant amendments ready to review due to the findings above.

We will plan to put approval of our 2017 budget on the November 30 board meeting agenda.

If there is a tie on the board ballot, the people who come to the annual meeting will break the tie.

**Old Business:** Krista stated our signs should be ready by Friday.

**Open Floor Discussion:** No other neighbors were present.

Meeting adjourned at 8:47 p.m.

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Nikki Shirley, Secretary