

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

**Wednesday, October 25, 2017, Fire Station #20, 2255 S. Greenwich, Wichita, KS**

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

**Board Members Absent:** None.

**Guest:** None. Krista Williams with HOA Management Services was at a training conference.

The meeting was called to order by President, Vickie Pickering at 7:00 p.m.

**Agenda:** Add neighborhood sign at Rosewood to Old Business. Add HOA Management contract to New Business. **Steve moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

**Approval of Minutes:** Mike moved to approve the minutes from our September 27, 2017 meeting as presented and Nikki seconded. **Vote was unanimous.**

**Opened floor to comments/questions:** No visitors in the audience.

**Financial Report as Submitted by HOA Management:** Nikki moved to approve the financial report as submitted. **Mike seconded. Vote was unanimous.**

**Old Business: Review the Budget**—Nikki had updated the end-of-year spreadsheet Parker created with the September End of Month numbers from HOA Management. After adding in retained earnings and subtracting forecasted expenses, the report projects an ending balance of \$17,303.00 for the year. After subtracting \$11,112.00 for reserves for next year (which includes \$5,412.00 to replace the pool liner, etc.) a balance of \$6,191.00 remained to spend on rip rap. Based on this analysis, **Nikki moved to spend \$6,000.00 on rip rap.** Paula stated she was not going to vote for rip rap. She feels we need aeration for the lake. She also thinks we should have a separate pump from the sprinkler system to flow water into the lake. She also doesn't like the look of the rip rap—states it has discolored. Nikki stated the rock has only changed color where the rocks were below the water. HOA Management had prepared a rough draft 2018 budget that was presented. It showed a deficit of \$2,489.00 before retained earnings are added in and also included \$6,000.00 for rip rap. Other board members were concerned by this report and there was no second at this time for rip rap.

**Neighborhood sign at Rosewood**—The house on the south corner of the Rosewood entrance has just recently been completed. They actually sodded onto the commons section of that corner. Nikki had an opportunity to talk with Linda Mason and the owner about this. The owner is aware that they sodded onto the commons area. Since we have no current or near future plans to develop that corner, she told the owner not to worry about changing it at this point. There is also a sprinkler head on the commons area. Mike stated he will now get the Neighborhood Watch/Covenant Community sign installed on that corner.

**New Business:** The 2018 Board of Directors ballot was reviewed. It shows five candidates: Vickie Pickering, Steve Bartlett, Nikki Shirley, Mike Walker and Parker Armstrong. **Paula moved to approve the ballot. Mike seconded. Vote was unanimous.**

We did not get bids for mowing the commons area next season. Pierpoint Landscape was low bid last year and they have agreed to not change their rates for next year. We have been very pleased with their work. **Nikki moved to retain Pierpoint Landscape for maintenance of the commons and sprinkler systems for 2018. Steve seconded. Vote was unanimous. Paula moved to accept Personal Touch Pools low bid for pool maintenance next season. Nikki seconded. Vote was unanimous.**

Three bids were reviewed to replace the pool liner, pool light and salt cell generator. Vickie would prefer to get a salt cell generator online and she stated she would install it. **Steve moved to accept the low bid of \$4,412.00 from Personal Touch Pools to replace our pool liner and pool light (they had bid \$1,000.00 to purchase and install a salt cell generator). Paula seconded. Vote was unanimous.**

We discussed the need to increase our annual assessment. Having to maintain the west side with only a few houses sold in that area to contribute to our income and several unbudgeted items put a strain on our budget this year. It has been three years since we have had an increase. We discussed the 10% increase allowed in our covenants (approximately \$50.00). Then we discussed only a 5% increase (approximately \$25.00). **Paula moved to increase our annual assessment by \$25.00 from \$495.00 to \$520.00. Steve seconded. Vote was five to one in favor. Motion passed.**

Rodney Wright had submitted two contracts for us to consider: A one-year contract with an increase from \$4.00 to \$4.50 per lot per month or a three-year contract with no increase in fees. The three-year contract would save us a minimum of \$2,070.00 over three years. **Nikki moved to accept the three-year contract. Mike seconded. Vote was five to one in favor. Motion passed.** We would like to have the accounting person with HOA Management come to our meetings periodically to discuss the financial reports with us.

**Neighborhood Update**—Nothing to report this month.

**We adjourned our regular session at 9:15 p.m. to go into executive session to discuss covenant compliance issues. Vickie called the meeting back to order at 9:30 p.m. and we adjourned.**

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Nikki Shirley, Secretary