

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

Tuesday, October 30, 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: Stephanie and Damian Avery, Darrell Larson, Josh Wiele, Angie Hall, Ory Smith and Bonnie Pifer.

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

Agenda: Need to add to New Business "Review bid to remove the fountain on the west lake" and "Review bid to add a winter service valve to the west lake pump." **Mike moved to approve the agenda as amended. Parker seconded. Vote was unanimous.**

Approval of September 27, 2018 Minutes: **Mike moved to approve the minutes as submitted. Parker seconded. Vote was unanimous.**

Opened floor to comments/questions: Linda stated there has been some issues with neighborhood boys getting into the houses under construction, dragging trash out of dumpsters, crawling into the drainage culverts, etc. She asked a couple of them to stop throwing rocks/dirt clods into the street on one occasion. As a board member, Linda wanted to know what her responsibility is in regard to these issues. Josh stated it was his boys she addressed and he feels his kids are fine and supervised and felt Linda was wrong to confront them and not him. Linda apologized stating she didn't know who the boys were until she started visiting with them and just didn't know what her role was as a board member. Shawn wanted to know what our roll as board members is regarding these types of issues stating there is nothing specific in writing. Nikki stated she has called kids down in the past for throwing the rip rap rocks into the lake (which is an expense to everyone) and once called a neighbor to let them know their kids were swimming in the lake which is prohibited. Parents cannot be with their children at all times and as stated at the time of another occasion with some neighborhood boys, if you see something that doesn't look right, you need to say something. Nikki has told neighbors in the past if they don't feel comfortable saying something to call a board member. Parker stated no one should be in the houses under construction as they are private property.

September Financial Report as Submitted by HOA Management: Nikki stated the initial report had our retained earnings wrong again and an irrigation repair bill had been posted as a water/sewer bill. Christa Knight corrected these items. **Nikki moved to approve the corrected financial report. Linda seconded. Vote was unanimous.**

Old Business: Nikki met with Austin Pierpoint and walked around the lakes per his request from last month. He revised his bid based on what had been discussed for items we wanted addressed. The bid included \$7,840.00 for mowing bi-weekly (16 mowings) at \$490.00 per mow, \$225.00 to clear the banks of both lakes when the water is down, \$550.00 to apply weed and feed to all commons when told to apply, \$240.00 to clear the rock beds around the pool and trim the evergreens and shrubs, \$180.00 to apply pre-emergent on the rock beds at the pool, \$145.00 to spray the evergreens for bagworms, \$480.00 to start up and shut down the three sprinkler systems, and \$100.00 to purchase and install a rain sensor on the west system. His hourly rate for repairs is \$65.00 plus parts. **Nikki moved to accept the Pierpoint Landscape bid. Mike seconded** but after further discussion, **Nikki modified her motion to accept Pierpoint Landscape's bid for mowing (\$7,840.00), clearing banks if needed (\$225.00 x two), start up and shut down the three systems (\$480.00), install a rain sensor on the west system (\$100.00) and repairs at \$65.00 per hour plus parts for a total of \$8,870.00. Mike seconded. Vote was five to one in favor. Motion passed.** During the discussion, many felt like the amounts to upgrade the commons area was too high-priced. Damian asked if we could take out a loan to address some of our issues. Nikki reviewed the special assessment process that is available to us but stated she would not advocate taking out a loan. Others agreed.

At our last meeting, it was decided we would have Rodney Wright with HOA Management contact Gene Vitarelli to ask him if he would be willing to pay for part of the cost to redo the west lake. Nikki read an e-mail that Rodney had sent regarding his conversation with Gene. Gene felt like it would cost approximately \$75,000.00 to redo the lake and he was not open to expending any money toward this goal. Rodney stated running the pond fill to keep the lake up would be the best option. Damian still feels like we need to redo the lake. Shawn would like for us to get an answer about the pond and stated he could ask some Corp of Engineer folks at his office.

New Business: Amount for rip rap: Nikki passed out the updated Budget to Actual spreadsheet which shows we have not had any extraordinary expenditures. **She moved to spend \$12,000.00 for additional rip rap. Mike seconded.** Shawn asked about what the initial intentions were for the rip rap. Nikki explained that we did not have the \$40,000.00 estimate to do the rip rap all at once, so it was decided we would try to do it over three years. Due to other expenditures, though, it is going to take longer than three years. **Vote was four to two to approve the motion. Motion passed.**

We reviewed the 2019 Board Ballot and discussed. A total of six names have come in so far. Beginning and ending paragraphs were approved. Katie will mail our Annual Meeting Agenda with the mailing of the board ballot and will get the ballot in the mail as soon as possible after the November 1 deadline to submit names.

Nikki reviewed the first draft of the 2019 budget. She will take out the amounts budgeted that were removed from the Pierpoint Landscape bid and have a final budget to submit on November 27. **Mike moved to accept the revised budget. Shawn seconded. Vote was unanimous.**

The agenda for our annual meeting was reviewed. It was decided we would put out a survey by e-mail to ask neighbors what they would like to see our discretionary funds go towards and review the results of the survey at the annual meeting. Mike offered to get Nikki a draft survey by Friday. **Nikki moved to accept the agenda as amended. Parker seconded. Vote was unanimous.**

Nikki reviewed the bid of \$450.00 we received from Greenstreet Well Service to remove, service, store and reinstall the west lake fountain. She polled Socoro homes and they just turn their fountains off and don't remove them. Another company stated about 2/3's leave their fountains in and 1/3 removes them. We wanted to compare the cost to replace the fountain with the cost to remove it so it was decided to table this item until our November meeting. Stephanie Avery called Gene Vitarelli and she stated he pays \$2,800.00 to pull six fountains and thinks our fountain cost about \$1,200.00.

Nikki had asked Don with Dickson Sprinklers if the pump on the west lake was capable of running the fill pipe over the winter and he said it was not. He got us a bid of \$374.00 to install a winter service valve so the fill pipe could be run throughout the winter. We have the funds to cover this in the current budget. **Shawn moved to have the winter service valve installed. Nikki seconded. Vote was unanimous.**

Mike moved to leave our assessments for 2019 at \$520.00. Nikki seconded. Vote was unanimous.

Neighborhood Update: We did not have to spend the \$270.00 approved last month to clear the banks of both lakes because the water levels came up due to the rains we have had.

We adjourned to executive session at 9:00 p.m.

Resumed our meeting at 9:12 p.m. and adjourned.

Nikki Shirley, Secretary