

**WHISPERING LAKES ESTATES  
HOA BOARD MEETING MINUTES  
Fire station #20 2255 S Greenwich, Wichita**

**Tuesday 10/29/2019**

**Board Members Present:** President - Mike Walker, Vice President – Ory Smith, Treasurer – Damian Avery, Secretary – Linda Hurt, Members – Angie Hall, Shannon Grate, Sara Shaw

**Board Members Absent:** none

**Guests:** Jennifer Lillibridge

**Other Attendees:** Randy & Carol Loy, Dee & Darren Nighswonger, Nikki Shirley, Josh Wiele, Bonnie Pifer, Dustin & Wyndi Busick

President, Mike Walker called meeting to order at: 6:31 pm

Approval of Agenda: **Motion made by Sara, Seconded by Damian, All Approved**

Approval of 09/24/2019 Minutes: **Motion made by Sara, Seconded by Ory, All Approved**

**Open Floor for Comments / Questions:** Nikki asked about the trash company merger and our contract pricing remaining the same. Linda reported that our contract that runs through March 2020 won't change nor will the delivery day. Still waiting on call back to discuss renewal prices for March 2020; that is not resolved at this time.

Approval of Financial Report Submitted by HOA Management for the month of September: **Motion made by Shannon, Seconded by Sara, All Approved.**

**Old Business:** Ory reported that he received the Don Dixon quote for repairing sprinklers at East pond for \$1299.00 including moving rotors out of water / shoreline and replace corroded controller box. Since this is a maintenance line item within the approved budget that has been discussed at the last 2 meetings, the board agreed via email to accept the 10% discount that was offered before it expired (which was before the next board meeting). The actual work would not take place until Jan – Mar 2020 but the board could vote to approve this repair bid now so that Don can start as soon as he can get to it. **Sara made a motion to accept the bid of \$1299.00 and scheduling by Don Dixon for when it's convenient for him in the Spring of 2020, Seconded by Ory, All Approved.**

Damian said that we have the \$3800 funds for ordering the correct pool cover and made a motion to order it for the next year, Sara seconded and all approved but Dee suggested to get an invoice asap to lock in pricing. Linda said she would do that and report at next meeting. No resolution on the motion at this time.

We reviewed the 2 lawn care bids received but wanted to wait for the other 2 before deciding on a vendor for next year. **Sara made a motion to wait for more lawn care vendor bids, Seconded by Damian, All Approved.**

Linda reported that she used the Trello App and it looked pretty convenient for tracking action items but she had not invited others to join until the board talked it over. After some questions about security, Linda assured that no private items would be in jeopardy – it's just a generic tool to follow up on actions needed each month – and only accessed by those invited. Angie offered that her, I, and Bonnie should try a mock trial and report our thoughts about using it.

**New Business:** Damian brought up the 2020 proposed budget that Christa (HOA) sent out for review and asked for comments and suggestions. Many questions on how the budget platform is set up, vendor bids received and what services they included, and projects getting completed this year were discussed. Leaving the assessments at \$520 - vs raising it vs special assessments vs loan - were all discussed and how it relates to getting big ticket items addressed such as the things on the survey that the neighborhood did. Tentatively landed on a letter being sent out for opinions on all of the options with ballpark costs and having a separate meeting for neighborhood to get together and discuss at a later time. **Motion made by Sara to leave assessments at \$520, Seconded by Ory, All Approved.**

Reviewed the agenda for the annual meeting in November to be sent out by our management office; **Motion made by Linda to accept the agenda and send it out, Seconded by Sara, All Approved.**

Discussion about the board bio's that were received: Damian Avery, Ory Smith, Angie Hall, Linda Hurt, Bonnie Pifer, Sara Shaw & Wyndi Busick. Seven applicants for seven positions would negate a formal vote needed (via Rodney at HOA Management Services) and would save the budget over a hundred dollars in costs related to mailings and postage. There was a concern for complete transparency in regards to this but it was assured that the requirements would be further reviewed and then notification would be sent with the findings along with the full bio's that were submitted. Linda noted at this time there just needs to be a motion for the board to accept the bio's that were turned in. **Motion to accept the bio's in hand made by Ory, Seconded by Linda, All Approved.**

The bank debit card has not arrived yet but the Board will be notified when it arrives. At that time, Linda will place info on file for the neighborhood website and remove her personal credit card.

Neighborhood update

Linda requested the recognition and fishing be tabled at this time as the meeting was going late. **Motion made by Ory to table items a. & b. under neighborhood update. Seconded by Sara, All Approved.**

More conversations about the reserves money in the budget – can we put it in a separate account that maybe draws some interest – it really should not be counted in the regular budget as it is intended as savings for large ticket items if needed. Some say more should be added to it each year so that it equals half of our yearly assessments total which would be about 30 thousand. Some wondered if we should inquire about money markets and interest rates. Some discussed special assessments again. Nothing resolved at this time.

Clarification was brought up about items being discussed by the board via email. This pertains to the above sprinkler repair bid that was requested in September for the east pond due to several heads that had collapsed into the water, and some zones not even working due to severely corroded wiring. This bid was expected by the October meeting, per last month minutes, but did not arrive in time. The discussion via email pertained to an offer to save 10% off of the total bill before it expired – which was before the next board meeting.

Previously discussed items at open meetings about budgeted items, emergency issues - maintenance - repairs can be done as expected or needed to maintain our commons area properties with integrity. There was an actual vote via email last year to which the entire board participated at that time; it was considered an emergency. As was our pool repair this summer which could have shut the pool down for a whole month.

Linda reported on fully updated website: outdated hosting was converted to new platform so if you search for it in Google please choose the 'whispering lakes estates dotcom' without anything behind it. The old site has an example: "dotcom/about" on it that will lead to a 404 error page so it is not usable. After some time that old site will drop off of search results as Linda has submitted a request to remove that link from Google. The management office can give out our website link now when they get requests for information.

Linda reminded everyone that both the annual and the regular November meeting will be on November 19th at the Grace First Church, 14725 E Harry St, Wichita, Ks. The annual meeting is at 6:30 with the regular meeting following.

President adjourned meeting for executive session at 8:30 pm

Executive session began at 8:32 pm

Adjourned from executive session at 8:36 pm

Regular meeting has no motions or actions so adjourned at 8:36 pm