

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES
ZOOM**

Tuesday 10/17/2023

Call Meeting to Order

Meeting was called to order at 6:35

Introductions:

Board Members Present: Sara Shaw- President; Stephanie Salsbury- Vice President; Juanita Norton– Treasurer; Arwa Armstrong - Member at Large; Lynn Mowder- Member at Large

Board Members Absent: Matt Tener- Secretary

Other Attendees: Tony and Sheryl McMahon, Vicki Pickering, Vicki Loeb sack, Parker Armstrong, Shawn Hinkle, Mike and Ginny Walker, Chad Pickering, Corey Beckendorf, Randy Loy, Jeff Hill, Judd Everson, **Renee and Gary Fisher, Kathryn Ritter, Larissa Disque, Pam Bisbing, Jerry Martin, Nikki Shirley (Amended 21 Nov 2023)**

Guests: Ciara Shaw – HOA Management Services

Approval of Agenda: Motion made by Stephanie and seconded by Juanita Norton. None opposed and the motion carried.

Approval of Previous Meeting Minutes: Motion made by Stephanie to approve minutes and seconded by Lynn. None opposed and motion carried.

Financial Review: The financial review was conducted by Dr. Juanita Norton with the most significant change of transfer fees and late fees being assessed. There was an increase in HOA management, website service fees along with repair of irrigation along the forward flower beds. The 2024 proposed operating budget contains historical amounts and doesn't include any administrative fees for liens, property issues or non-predictable values. Additional finances have been allocated for maintenance in areas which require unexpected repair due to age such as pool liners or other areas of general repair.

Juanita also included ways to generate income which would allow us to accomplish expensive products. Some of these include loans, removal of trash service, removal of management services or applying specials to acquire resources. None of these plans are final and simply ways to solve some of the problems our community faces.

Solid work Dr. Norton! Thank you very much for your time along with that of any other dedicated people who helped!

Following the report, much discussion followed in regard to whether an expense to apply corrective action to the state of the ponds is warranted as an immediate need. The consensus gathered to pursuing an engineering disposition which would lend confidence that a solution could be found which would allow water to be retained within the ponds.

Committee Reports

Welcoming Committee- Nikki reported that there is one neighbor added to the community but further details are likely due to slow communication with receiving information between the resident and HOA management.

Pool Committee- Stephanie reported that a handle on the pool is broken and will require repair next year. The expectation for repair cost will likely not exceed \$500.

Community Involvement- Arwa had nothing to report at this time.

Old Business-

Bids for Next Year

Ciara included a bid in the board member packet from “A Cut Above” but they are unable to compete with pricing of Dragonfly with whom we had a contract this year. Walnut Valley Lawncare is pursuing a contract with one more community in the area and a need to consider their proposal is warranted. A motion made by Stephanie to select Dragonfly Lawncare to set the budget was retracted upon the decision to await Walnut Valley’s bid. The vote will be conducted via email since the topic was brought up during a board meeting and will be finalized no later than Friday.

New Business -

Annual- Wednesday 15th November at 6:30 at the Fire Station. Expect covenant changes to be addressed along with results from board member elections. **(Administrative note, at the time of this writing the meeting date has changed to 21 November. – MMT)**

Open Floor to Residents-

Tony McMahon- Will there be a form sent out for covenant changes and will a proxy form be included? Stephanie- yes.

Nikki Shirley- with the discussion of HOA management being dropped, would there be more required than specifically an auditor for other financial business? Stephanie- We would need a CPA.

Ginny Walker- There have not been any emails received after writing down my address at the last meeting and would like to receive them.

Lynn Mowder- The wildflower weeds through the common areas would be \$350 to spray.

Pam Bisbing- If there is a vote regarding a budget, it should not be voted on by those not living in the neighborhood. If there are ground level flowers in the common areas, they should not be sprayed due to the eradication of bee and butterfly food sources.

Nikki Shirley- Can there be an audit of emails in the list so it can be reviewed for accuracy? A previous list exists and she'd be willing to help.

Parker Armstrong- regarding the voting, is each vote item independent of one another? Sara- the plan is to have each item independent of one another so it's clear.

Nikki Shirley- The agenda didn't address it but is there an annual meeting in conjunction with a board meeting? Sara- yes, both will be conducted.

Executive Session: Executive session began at 8:02 and concluded at 8:27

Adjourn: The meeting was adjourned at 8:30

Next Meeting: November 21st, 2023, 6:30 at the Fire Station (**Administrative note, at the time of this writing the meeting date has changed to 21 November. – MMT**)

Matt Tener
Secretary, Board of Directors