

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

Tuesday 09/24/2019

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

Board Members Absent: Mike Walker

Guests: Linda Mason, HOA Mgnt – Courtney & Paul Rivera our new community contact

Other Attendees: Dale & Debra Henley, Stephanie Avery, Bill Hurt, Nikki Shirley, Bonnie Pifer

Vice President, Ory, called meeting to order at: 6:33 pm

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

Approval of 08/27/2019 Minutes: Motion made by Sara, Seconded by Damian, All Approved

Approval of Financial Report Submitted by HOA Management for the month of August: Motion made by Damian, Seconded by Sara, All Approved

Open Floor for Comments / Questions: Dale asked about a rain location for the upcoming picnic that Linda Mason is sponsoring. Linda M. said she will move it to the new house next to the pool at 15310 E Woodcreek St. in case of rain. She stated that she would change the flyer to delete the rsvp, add the 'in case of rain' part and then asked if I could resend to neighborhood as a reminder on Thur or Fri. There was discussion about a home being used as a business because it had been stated verbally by someone that they were renting for the weekend and it is listed as an available VRBO or B&B. It was decided to send a letter to owner to cease business; **Motion made by Linda, Seconded by Sara, All Approved.**

Dale mentioned that during the landscaping at the pool he noticed the amount of dirt that had already accumulated in the pool water due to the mesh covering and asked to add a better cover to the budget for next year. The board acknowledged that the plan was already to do so.

The area around the pool is not being mowed because of new seed / sod and Stephanie will see that it gets done as needed. Dale said that Randy, from SLM Landscaping, will be checking on some of the plants that he installed that may need to be replaced so don't be alarmed if they look stressed right now.

There was some talk where Dale mentioned more about the idea that Shawn Hinkle had about fishing at the East pond. It first came up around the time that the picnic ideas that were being discussed a while back. If it's done all at the same time it would be at two different locations so could not be inclusive with the picnic plans – nothing more was discussed back then. Dale clarified that Shawn meant a fishing tournament for kids that the board sponsored, completely separate from the picnic. Sara said that she had some cool fishing rods and could get bait at a good price so offered her help in that area. *More discussion later in meeting.

Old Business: Ory reported that Don Dixon had not returned his calls to present the bid for the East side sprinkler repairs. He would try to get with Don and get the bid asap.

Some discussed saving money by having the pool / sprinkler water meter pulled for the winter to save on the monthly fees that are charged even without use. The charges to remove / replace meter would up being less favorable than just having the regular monthly surcharge and the need to water in the new plants & sod meant leaving water on into October. Therefore, even though it was a great idea, it would up being enough reason to pass on this at this time.

Linda H. reported the website was suspended and prohibited from any actions. She was asked to see about the steps to get it unsuspended and updated if possible, and was given the credentials to do so. Nikki said that she saw the site was gone and wondered about it, and Linda assured that everything was fixed now. Everything was documented with calls, emails and pictures.

Linda mentioned working on the timeline for bio's and ballot mailings and that including a SASE in with the ballot for voting ran around \$60 ish last year. **Motion was made by Linda to included SASE with ballot, Seconded by Sara, All Approved**

Linda Mason offered to do prizes for the fishing tournament and Damian said he could do drinks. Some discussed charcoal BBQ and offers of help, so Dale said he would get with Shawn to organize this if possible.

New Business: Linda wanted to thank Stephanie Avery for all of her hard work at the pool this year. Stephanie organized all of the painting of the pool house, along with many other tasks there, along with overseeing the landscaping and getting it done. Stephanie and Dale saved us a lot of money by getting some of the trees at a significant cost savings from the bid, watering them and delivering to pool when landscaping started. Thanks to all of the efforts to jump in wherever needed.

Being between community managers, some things are being added to the Action Items list. Getting a vendor bid from Pierpoint Landscaping for next year; and adding the weed control talked about in other meetings. Paul said that he sent vendor request already.

Linda H. said that Austin was upset about the drainage into the ditch in-between the 2 entrances to our neighborhood as it could not be mowed and he had not included that many extra hours weed-eating by hand in his bid this year. For the time being, Linda told him mow as best as he could in that area and would discuss this at a board meeting. It was noted that some are using curb gutter for sump drainage and a trench was dug that leads to that ditch. Courtney said that she will ask about options in this matter.

Damian requested getting 2 other vendor bids for the regular landscaping / mowing to compare.

Nikki asked why the large tree at NE corner of pool was removed and it was a reported being full of disease.

Dee was not here for any D.A.B. report on the timing of the new addition but Linda M. stated that the sewer bid was done on Aug. 31st and the next items would be water, fire hydrants, and then streets. No other timeline than that. The assessments for that area will likely be around \$165/year and will NOT affect current homeowners. Linda M. said that the weir wall between the NW & SW pond could not be taken out and that even though the developer, Gene V., was planning on excavation of the SW pond for stocking with fish, it might not feed into the NW pond as was previously mentioned.

The action items set up is not ideal as there would be an email mess that no one wants and Sara said there is an APP for that called Trello. Angie mentioned that she is familiar with it and it works.

Neighborhood Update: Picnic details ironed out with rain location, email & Facebook reminders set, adding Linda M. via request to join our private FB group. Discussion about winter pool cover and W pond silt are both tabled at this time.

Adjourned for Executive Session at: 7:30 pm

Returned to regular meeting at: 7:41 pm

Motion was made by Damian to add future access to website to several officers of the board, upper management at our HOA Office, and the future website manager which was offered to Linda if she agreed to manage it, which she did; **Seconded by Angie, All Approved.**

Linda made a motion to consider a bank card for expenditures to avoid personal credit card stored info. **Sara seconded, All Approved.**

Linda made a motion to have Courtney get details on a bank debit card for our HOA, **Seconded by Damian, All Approved.**

Meeting adjourned at: 7:50 pm