

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

Wednesday, September 30, 2015, Fire Station 20, 2255 S. Greenwich

The meeting was called to order by Vice President, Vickie Pickering at 7:12 p.m.
(President Chuck Cooper arrived at 7:15 p.m.)

Board Attendees: President, Chuck Cooper; Vice President/Treasurer, Vickie Pickering; Secretary, Nikki Shirley; Mike Walker, and Steve Bartlett.

Absent: None.

Guests: Krista Williams with HOA Management Services

Other homeowners in attendance: Tony McMahon, Paula Shields, Wanda Maxton, Tina and Mike Saylor.

Steve moved and I seconded to approve the agenda as printed. Vote was unanimous.

Board members reviewed the written minutes of August 26, 2015. Steve moved to accept the minutes, Mike seconded. Vote was unanimous.

We reviewed the financial report that was presented by HOA Management Services. In the future, Heidi will e-mail the financial report to us before our meeting so we can clear up any questions we might have before the meeting as Krista does not deal with the financial items. Wanda Maxton wanted to know if we received all back assessments from the sale of the Buckert home. It was explained that we could only submit the assessments that our former Treasurer, Crystal Light, had on our books. They went back to 2012. Steve moved and Mike seconded to approve the financial report. Vote was unanimous.

Old Business:

Filing of Federal and State Tax Returns: Tony McMahon has completed the Federal 2010, 2011, 2012 and 2013 tax returns and these are ready to file. He needs one more piece of information before he can complete 2014. Vickie moved and Mike seconded to have Tony complete our Federal and State tax returns. Vote was unanimous.

I was asked to forward to Wanda Maxton the minutes of our meeting that described the services of HOA Management Services.

New Business:

Confirmed November 4 as the date of our annual meeting to be held at the Fire Station. Discussed the process to elect our 2016 board members. We decided to go up to seven

members. Vickie felt it was important to have as many members as possible so that neighbor-to-neighbor, as much of the development as possible will get represented. Chuck will send out an e-mail on Sunday, October 4, calling for volunteers for the board. Deadline to respond to Krista with HOA Management will be October 11. Need to ask for a bio. Krista will then type up our ballot and get it in the mail in time to get the results back before our October 28, 2015 board meeting. She will e-mail us a copy to review before they go in the mail. Krista clarified that a homeowner who has not paid their dues may still vote for board members. They would not be able to vote on an assessment change, however.

Open Floor Discussion:

Paula Shields was concerned about the privacy fence that was approved for Shawn Hinkle. We explained that it did not block anyone's sight line to the lake except for the Hinkles and we did not have to protect the sight line to 159th. She also wanted to know when we were going to see improvement in the lawns that are in need of coming into compliance and warnings to those who have not planted their two trees, etc. We explained that just because she is not seeing improvement doesn't mean we have not been citing those individuals who are in violation of the covenants. Krista explained that our covenants are in error when they speak to going onto someone's property to correct an error.

Mike Sayler asked for an update on the mowing of the west lakes. Rodney Wright has not been able to meet with Gene Vitarelli yet. He is scheduled to meet with him on Monday, October 5, 2015. Wanda suggested we get a bid from Mike Stiles to bush hog around the west lakes.

Update on the main lake: Chuck has talked with Shawn Hinkle. Shawn works at McConnell and they have redone the lakes out there. Shawn is trying to talk to the person in charge of the McConnell lakes and get their input. Krista talked to someone who said we would not have to have a "shelf" made before bringing rock in as our lake already has a "shelf" so that would keep the expense down of bringing in rock. Vickie would like to address the reserve on the northeast side of our property.

We retired to executive session then adjourned around 8:45 p.m.

Nikki Shirley, Secretary