

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

Wednesday, September 28, 2016, Fire Station 20, 2255 S. Greenwich, Wichita, KS

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

Board Attendees: President, Chuck Cooper; Vice President, Vickie Pickering; Secretary, Nikki Shirley, Paula Shields and Mike Saylor.

Absent: Treasurer, Mike Walker and Steve Bartlett

Guests: Krista Williams with HOA Management Services

Other homeowners in attendance: Tom Hepburn, Bill Hartloff, Lance Spence, Nan Shaw and Tina Saylor

Agenda: Add to New Business update on the west lake and vote on bids to take out the two trees on the east lake (one blew over into the lake during a storm and one is nearly dead and keeps dropping large branches in the storms). **Paula moved to approve the agenda as amended. Nikki seconded. Motion passed with one abstention.**

Minutes: Vickie moved to accept the minutes as presented from our August 31, 2016 meeting and Paula seconded. **Motion passed with one abstention.**

Financials: Financial reports were submitted by HOA Management. Paula asked about the pool charges. Nikki stated there are about \$1,000.00 more yet to come in. Paula feels we have spent more than we needed to. Lance, a member of the pool committee, did not care for Platinum Pool, the pool company we used this year. Nikki and he both felt we used a lot more chlorine than we should have given that we have a salt-water pool. **Vickie moved to get new bids for the pool service for next year. Nikki seconded.** Paula would like us to ask Howard's Pool Service to bid and Nikki asked to include Shocker Pools. Krista recommended we do this now so that we can get a company on board before next spring. **Vote to rebid the pool service passed with one abstention. Nikki moved to accept the financial report. Vickie seconded. Vote was unanimous.**

Old Business:

Covenant Amendments: Krista had already e-mailed us the final version of the covenant amendments. **Paula moved to accept the amendments as presented. Nikki seconded. Motion passed four in favor, one opposed.** We discussed the time frame available to get these to an attorney and returned, time for the board to review and then to get a mailing out to the association. It was decided moving our annual meeting from November 2 to November 30 would allow a better chance of accomplishing this goal. **Paula moved to move our annual meeting to November 30 and to hold our regular board meeting after the annual meeting. Vickie seconded. Motion passed with one abstention.** It is our hope that we will be able to review and approve the attorney's version at our October 26 board meeting and Krista will e-mail them to us as soon as she gets them. Krista will get the amendments submitted to the attorney as soon as possible.

Rip Rap: Krista passed out the bids from Twin Rivers and Green Mile Landscape. Five prospective bidders had received Mike Walker's "Pond Shoreline Stabilization Requirements." We had agreed on August 8 to let Mike W. work up these requirements with our input and asked the original bidders to rebid and add a couple more. Only two responded with a bid. Twin Rivers had the lower bid of \$15,500 for 1000 feet of shoreline. Green Mile was \$20,565 for 1000 feet. We discussed the amount available to spend as approximately \$13,000.00. Nikki suggested cutting the feet back to around 850 feet. **Vickie moved to accept the Twin River bid and spend \$13,000.00. Nikki seconded. Motion passed four in favor, one opposed.** Paula wanted it noted that she voted for the rip rap but still feels we need aeration. Krista agreed to get some costs for aeration for possible addition to next year's budget.

Changing our meeting day: Krista reported the fire station has no standing openings. Our meeting day would fluctuate each month if we change the day of the week. Preference was to stay the way we are.

New Business: Krista had e-mailed us some by-law amendments that Rodney recommends. These will go along with our covenant amendments. **Nikki moved to accept these amendments as presented. Vickie seconded. Motion passed with one abstention.**

Election of the 2017 Board of Directors. Chuck will send an e-mail out to all neighbors by October 3 inviting them to submit their name for the 2017 Board of Directors' ballot. He will give them five days to submit their name **with a bio** to Krista. Krista will work up a ballot and get it to us to review and then will mail the ballot to all homeowners along with the covenant amendment mailing. Krista will call the one homeowner who does not have an e-mail address. Vickie asked if both she and her husband could run to be on the board. Lance said he thought there was only one vote allowed per lot. Krista said that is her understanding as well in the event of an annual meeting or any full special members' meeting but that whoever is on the deed to a lot is entitled to be on the board and have a vote.

Dead tree removal. Nikki stated she got two bids to remove the willow tree that blew down into the lake during one of the storms and a nearly dead willow that keeps losing large branches in the storms. Mark Stiles bid \$250.00 to take both of these out and Austin Pierpoint bid \$400.00. **Nikki moved to accept Mark Stiles' bid. Paula seconded. Motion passed with one abstention.**

West lake update: Nikki reported that Gene Vitarelli has paid to have a sprinkler system installed around the northwest lake. She talked with the head of the company doing the installation, Sam Talley, and they are supposed to be putting in hydroseed next week. When Nikki asked Linda Mason if Gene would be responsible for seeing that the hydroseed gets watered and then winterizing the system, she replied that Gene was doing this as a "gift" to the homeowners but that we would be responsible for the upkeep. When Dan Holmes was told about the system, he stated there should be a warranty on the system and that we need to make sure that our taking the system over would not void that warranty. Nikki agreed to talk with Sam about this issue and report back.

Budget for 2017. Nikki reported that our By-Laws state we are to approve our next budget by December 15 of each year. We need a preliminary budget to look at by our November 30 meeting. Krista will get Alexis to put something together for us by that date. Vickie asked Krista to get a bid from Jayhawk Landscaping to do all of our mowing, bed upkeep, tree removal, sprinkler system upkeep, etc. Nikki asked that we also ask Suburban Landscape. Krista stated she already has a bid from Pierpoint Landscape but they do not do irrigation.

Open Floor Discussion: Spoke to Nan Shaw about the painting of her house. She started painting before she realized she was supposed to submit a request to the ACC. Nikki assured her she is fine, that the board had not been very good about reminding neighbors about things that need to be submitted to the ACC. Lance has a concern about rentals in our neighborhood and would like to know if we can restrict rentals. We currently have one rental and one on the way. Krista will ask Rodney if this is something we could restrict. Lance would also like to see us bring back the work day. Tom asked if we have a wish list. He would like for us to concrete the mulch path that leads from Rosewood to the lake and at some point install another set of brick entrance beds at the Rosewood entrance to our development. Bill wanted to know the process for getting a fence approved. Tina feels like we will need a bigger pool when all the lots become occupied. Some would like the newsletter started up again.

Krista asked if we want her to order new lake signs. Ours disappeared over Labor Day weekend (three). Mike Maxton has offered to set new ones in concrete if we replace them. **Nikki moved to replace the signs. Vickie seconded. Motion passed with one abstention.**

Meeting adjourned at 9:00 p.m.

Nikki Shirley, Secretary