

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

**Wednesday, September 27, 2017, Fire Station 20, 2255 S. Greenwich, Wichita, KS**

**Board Members Present:** President, Vickie Pickering; Vice President, Steve Bartlett; Secretary, Nikki Shirley; Treasurer, Mike Walker and Parker Armstrong.

**Board Member Absent:** Paula Shields.

**Guest:** Krista Williams with HOA Management Services.

The meeting was called to order by President, Vickie Pickering at 7:03 p.m.

**Agenda:** Steve moved to approve the agenda as presented. Mike seconded. Vote was unanimous.

**Approval of Minutes:** Vickie moved to approve the minutes from our August 30, 2017 meeting as presented and Mike seconded. Vote was unanimous.

**Opened floor to comments/questions:** No visitors in the audience.

**Financial Report as Submitted by HOA Management:** Nikki moved to approve the financial report as submitted. Steve seconded. Vote was unanimous.

**Old Business: Review the Budget**—After the last board meeting Parker set up a spreadsheet that projected the expenses for the remaining months of the year. Nikki had updated it after getting the August month end report and entered changes she was aware of to the expenses and added in the retained earnings. We then reviewed the items line by line. Talked about items we might be able to cut back on, i.e., mowing and holding off on sprinkler repair until next spring. Mike stated he might be able to fix head repairs. We are wanting to determine if we still have the money to spend that we budgeted for rip rap. We have had several unbudgeted items this year. Mike wanted more time to rework the numbers.

**Website**—Mike reported that the website is much more involved than he initially thought it would be. He is having problems getting back in with the new passwords. He is talking with IT staff at his office. He will try getting back in again and then will give the passwords to Krista.

**New Business:** Reviewed what we need to complete at our October meeting. Krista will send out an e-mail to all neighbors around October 3 with the invitation for neighbors to submit their names for the 2018 board. We will approve the ballot October 25. The ballot has to go out by November 9 as it will also include the annual meeting announcement. Nikki will send out an e-mail about the refrigerant that was stolen from a neighbor's AC and Linda Mason's request that construction dumpsters not be used by neighbors. Steve feels the personal dumping could be from construction workers.

**Neighborhood Update**—The neighborhood BBQ went well. We had approximately 26 adults and five children attend. Next year if we hold in September, remember not to schedule during the State Fair. Mike Maxton finished rebuilding the retaining wall and it looks great. He also came in under budget at \$163.00 vs. \$185.00. **Vickie moved to get Mike a Lowes gift card to thank him for taking on this**

project. This will come out of our Neighborhood Recognition Fund. Nikki seconded. Vote was unanimous. Mike said his wife makes cards and he will get us a thank you card.

We adjourned our regular session at 8:55 p.m. to go into executive session to discuss covenant compliance issues. Vickie called the meeting back to order at 9:03 p.m. Steve moved to let Account Number 47670 wait until spring as requested to plant their trees. Nikki seconded. Vote was two in favor, three against. Motion failed. Mike moved that Account Number 47670 must plant their trees by December 21. Vickie seconded. Vote was three in favor, two against. Motion passed.

We adjourned at 9:05 p.m.

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Nikki Shirley, Secretary