

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

Thursday, September 27, 2018, HOA Management Offices, Wichita, KS (Date and place had to be changed due to no quorum on September 25, 2018)

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

Board Members Absent: Shawn Hinkle and Zach Ungerleider.

Guests: Katie Shurtleff with HOA Management Services

Other HOA Attendees: Stephanie and Damian Avery, Darrell Larson and Bonnie Pifer.

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

Agenda: Need to add "Clean-up Around the Lakes" to Old Business and to New Business add "Review Draft Letter to Property Owners Inviting Them to Volunteer for the Board" and "Review the October Agenda." **Parker moved to approve the agenda as amended. Mike seconded. Vote was unanimous.**

Approval of August 28, 2018 Minutes: Mike moved to approve the minutes as submitted. Parker seconded. **Vote was unanimous.**

Opened floor to comments/questions: Damian stated the timers on the west lake are not going off as set but the fountain and sprinklers are running the correct amount of time. The Averys have the manual for the controller. There was a construction trailer stolen in the wee hours of the morning recently. The Avery's security cameras captured the perpetrators, but the trailer has not been found. Bonnie commented about the compliance letters again. She received one regarding their bare ground areas and she would like the letters to be more clear regarding calling with a plan. She would like the wording changed a little. We are looking for acknowledgement that there is an issue and it will get fixed and this seems unclear. Katie states there is just a certain amount of space on those letters to insert wording.

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

Old Business: Review the proposal submitted last month by the Averys for \$20,000.00 to drain the west lake, dig it deeper and seal it. Steve talked to an HOA in Derby and they were advised not to disturb their lake. The Averys do not feel like the lake is constructed correctly. Mike feels like we need proof that it is not constructed correctly and Nikki agreed. Damian says it will cost around \$1,000.00 to have a company analyze it. Bonnie has driven into other developments and their lakes are down as well. Damian wants to know if the HOA is willing to make it a lake. Nikki stated we don't have the kind of money proposed. Damian stated he understands but would like to have us decide if we want to fix it then start putting money aside to do it. Parker feels like the developer should go in on it. Steve agrees that we need to talk to developer, Gene Vitarelli. Mike and Nikki feel like HOA Management should be the one to contact Mr. Vitarelli as we have been instructed by Rodney Wright in the past to do this. Linda would like Stephanie to talk to Mr. Vitarelli. Many felt Mr. Vitarelli should stop marketing the lots as having "Lake Views." There was consensus that Rodney Wright with HOA Management should talk to Mr. Vitarelli. Katie will talk with Rodney.

Clean Up Around the Lakes: Katie stated Austin Pierpoint bid \$270 to clean up around both lakes (remove the weeds that have grown up down the banks from the low level and in the rip rap.) It should be less now since two neighbors worked and cleared at least half way around the west lake. The Averys felt like it should be done with every mowing. Katie stated Austin would like to walk the lakes with Nikki. Nikki stated she would get with Austin. **Nikki moved to spend up to \$270.00 to clean up around both lakes. Parker seconded. Vote was unanimous.**

New Business: Nikki reviewed the Voting Resolution which formalizes the board election process that we have used for the last four years until last year when there was some challenge to the process. **Mike moved to approve the resolution. Nikki seconded. Vote was unanimous.** Nikki then reviewed the letter she drafted to all property owners inviting them to submit their names as a nominee that will go out around October 1. No changes were recommended.

Review vendor bids for next year: Austin Pierpoint was the low bid for the mowing of the commons area and care of the sprinkler systems, but members wanted some clarification on some points. Nikki will address with Austin when she meets with him and will bring it back in October.

Neighbor Corey Piper has volunteered to cut down and haul away the willow tree that recently blew over in the wind and a pine tree that has died. It was brought up that Shawn had wanted the willow put into the lake but he had e-mailed that he was okay with whatever the group decided on. **Linda moved to let Corey cut down and haul off the two trees. Nikki seconded. Vote was unanimous.**

Nikki reviewed the following items that need to be addressed at the October 30 board meeting: Approve bid for mowing, approve amount for rip rap, approve the 2019 board ballot, review first draft of 2019 budget, set the agenda for the annual meeting in November, set the annual assessment for 2019. Parker thinks we should get input from residents regarding what we should spend our money on. We usually do this at the annual meeting.

Neighborhood Update: Nikki reviewed that for the last two years we have held our annual meeting just before the November board meeting which would be November 27 this year. Everyone agreed this would be fine for this year as well. She also reported she was able to clear out all the weeds in the rock beds around the pool.

We adjourned to executive session at 8:15 p.m.

Resumed meeting at 8:27 p.m. HOA Management needs to call Account #40176 to address their unpaid balance.
Meeting adjourned at 8:32 p.m.

Nikki Shirley, Secretary