

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES
ZOOM**

Tuesday 9/29/2020

Board Members Present: President – Sara Shaw; Treasurer – Damian Avery; Secretary – Linda Hurt
Members: Angie Hall, Wyndi Busick

Board Members Absent: None

Guests: Raecine Brent – HOA Management

Other Attendees: Nikki Shirley, Stephanie Avery, Dale Henley

Meeting called to order by President at 6:33 pm

Approval of Agenda: **Motion to approve agenda made by Wyndi; Seconded by Linda; All Approved**

Approval of August Minutes: **Motion to approve August minutes made by Wyndi; Seconded by Damian; All Approved**

Approval of August Financial Report: **Motion to approve financials made by Linda; Seconded by Wyndi; All Approved**

Old Business:

Linda suggested to keep the trial that she set up with GSuite as it routes in and out using our website address that can be transferred to every secretary. It costs \$6/mth (\$72/yr) and our new website plan is every other year so we don't have renewal cost for that this year. She will donate the costs for Sept and October and suggests using HOA bank card if approved. **Motion to approve the \$6 per month for email services made by Damian; Seconded by Wyndi; All Approved**

Dale has no new information on the fishing tourney; when he finds out if it is still being planned he will let someone know.

Stephanie had not talked to Steve, next door to the pool, about wifi for pool security camera yet but will try to do so.

Linda asked her @ new pool cover: needs to be tightened, didn't put everything away on the fence or take the handlebars down either. Questions about bathrooms being winterized and water turned off. Linda will contact vendor on these issues.

Raecine received many vendor quotes but no replies from our current vendors; she said she had reached out to them again but has heard nothing yet. Linda will turn in a spreadsheet comparing vendor bids when we get all of them to compare offers.

New Business:

The board agreed on Nov. 17th this year for the Annual and regular November meetings via ZOOM.

Motion to approve annual/regular meeting date and ZOOM made by Linda; Seconded by Damian; All Approved

Damian reported financials: his estimate of around @ \$20,000 available in budget right now. Received Green Mile bid for East Pond Rip Rap: 500 ft at North side \$11,500; 350 ft at East cove \$8050; 240 ft (*vegetation area) \$5220 = \$24,770 total. Some of the worst erosion areas are addressed in the North area according to Shawn (GM).

East pond sidewalk areas need sprinklers before better grass is addressed: Grounds Guys bid \$1,450 NW; \$2,100 SE = \$3,550 total.

Damian stated if all of the Rip Rap were completed, minus the vegetation area, then the budget would be at a deficit. If choosing to do the 500 ft only then we're left with around \$8K of which @ \$4K might go into a sprinkler bid noted above. This would leave \$4K to finish year if other things came up. Adding that fishing tourney needs funds; possible trees at West pond new sidewalk & covenants update. It was decided to get another bid for the irrigation for comparison – so ask Don Dixon.

Nikki wondered if the new pool cover was paid – Damian said it is accounted for in the sheet he is presenting. Reminder - it was agreed on at the end of last year to set aside funds but we couldn't physically get it until this year so it couldn't get paid for until we got it.

Discussion about west pond sidewalk trees; possible design board hasn't heard of yet. Dale spoke with homeowner at the SW corner of sidewalk to clarify if sight of the pond was blocked and he assured that if trees were placed before a certain spot then his property would have clear views of pond. This still needs a PAF for board records / Raecine double checked covenants and not blocking sight lines.

Serious issues with willow trees on NW corner of East pond where 1 is dead, & 2 have many dead branches: \$350 for all and haul away. Much discussion; decision based on professional bid having insurance coverage was deciding factor. **Motion made to hire via bid to address willow trees was made by Damian; Seconded by Wyndi; All Approved.**

Another tree looks bad by the Walker home, pictures will be sent to board by Stephanie.

Raecine reported that our insurance does have coverage for a playground (minor cost increase); the 159th ditch will be completed soon.

Linda reported issues in the Facebook group; continues to be privately contacted but she will not speak for the whole board and make personal decisions on requests. All issues should be emailed to the board; admins on FB can only delete a post if it breaks posted rules. Rules will be updated to reflect this. All board members should be added as admins.

Sara announced that any permanent or semi-permanent changes to our commons areas are to be brought to the board first and not acted on by residents. Future FB posts of this kind will be deleted to discourage these actions. Tagging people for questions is not encouraged because one board member cannot speak for the entire board on a FB post. Sara will prepare a letter to neighbors to address all of this. It's more helpful if issues are emailed to the board rather than waiting for a meeting where running late costs extra or in a FB post where it may not be seen.

The past survey was brought up again but since this board has addressed projects from it this year it will be more sensible if the next board decides whether they would do another updated one. Regardless of items being on a survey, they are not approved until bids are accepted and voted on to move forward. Sometimes priority items will be combined with more affordable items to accomplish more than just one thing each year. Nikki reminded that the survey asked what to spend discretionary funds on; not what you'd like done in the neighborhood, although those items come up each year also.

Open Floor for Comments / Questions: (forgot this on the agenda – sorry)

Nikki asked why Bonnie leaving the board was not mentioned in a meeting – it was noted in the minutes that Bonnie left the last meeting during Executive Session because she was absent from voting later. Much later in the month Bonnie sent the board an email saying she was stepping down from being on the board. As it hadn't happened, it wasn't in minutes yet; Nikki asked if it would be noted in the minutes, so now it is.

Stephanie wanted to add some things: loud cars racing & spinning out, can Raecine send them something about not doing this = not unless she has pictures or video so call the police. New sod at pool needs weed & feed, Dale is doing this for the new sod by his house; pool rock area needs Round-up;

neighbors mailbox is leaning over (Nikki also saw one and will email Raecine about it); grass clippings in the curb; bid for just 1 gate at front of neighborhood is \$60,000 from Cheney Door; and finally, pool committee people need to turn in pool house keys unless staying on next year.

Adjourned for Executive Session at 8:16 pm

Returned to regular meeting at 8:45 pm

We exceeded our 2 hour meeting time limit with Raecine during the Executive Session, so we will be charged for an extra half hour for her time.

Motion to approve Green Mile bid of Rip Rap for East pond NW side 500 ft for \$11,500 made by Damian; Seconded by Linda; All Approved

Motion to approve weed & feed for pool sod made by Damian; Seconded by Wyndi; All Approved

Motion to approve pool rock round-up made by Linda; Seconded by Damian; All Approved

Meeting Adjourned at 8:48 pm

Linda Hurt
Secretary, Board of Directors