

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

Tuesday 09/27/2022

Board Members Present: President – Sara Shaw; Vice President – Stephanie Avery; Treasurer – Angie Hall; Secretary – Matt Tener; Juanita Norton; Vicki Loeb sack

Board Members Absent:

Guests: Billy with HOA Management

Other Attendees: Nikki Shirley, Randy Loy, Vickie Pickering, Bobbi Tewes, Daniel McConnaughy, JayInn and Chad Micheler, Justin Richardson, Katy and Derrick Lassel, Larissa Howard, Lynn Mowder, Dee and Darren Nighswonger, Parker Armstrong

President called meeting to order at 7:00 pm

Introductions: Billy – New hire at HOA Management

Approval of Agenda: Addition of **Committee Reports Item-** motion made by Stephanie to approve the agenda and seconded by Vicki

Approval of Previous meeting minutes Stephanie made accept, Seconded by Vicki, all approved

Approval of Financial Report

Old Business

- a. **Follow up on Annual BBQ:** Dale and Sara gave report. 65 members approximately with a possible last hosting by Linda Mason. We may want to continue as a neighborhood.

New Business

- a. **Committee Obligations and Duties:** Review of previous duties and requirements to see what is still appropriate and what needs to be amended. Discussion will be made with committee members and the HOA board president to see if improvements can be made.
- b. **Review of Covenant and By-laws:** See what needs to be addressed and looked over. Stephanie had nothing to add and neither did Ricci (HOA management). Angie and Michelle were working on it initially but it needs further review. Reminder that subcommittees are not required/expected to be chaired by board members. Nikki Shirley had tackled this previously and suggested working with Ricci how had experience. The question was made to find neighborhoods that are newer construction to see if there are contributions/changes that can be made to our documents to update. Vickie Pickering brought the suggestion to ask Rodney with HOA management to provide the personal twist from combining the work done with our neighborhood before.
- c. **Bid on rip rap on west pond:** Ricci had bid to the board members from Green Mile Landscape. Dale and Stephanie provided more information on 8' x 1200' bid for \$32k for north pond. Nikki Shirley made a recommendation for the cost difference between 6'. The current bid was for lower priced materials with the hope that it could be completed sooner. Recommendation to add to the upcoming agenda to be considered for next year's budget.

- d. **Quote on pool gate:** Ricci provided quote from HMS management (HOA maintenance partner) but had nothing that met our requirements. There is no wifi to enable keyless access, but the current bid will shut and latch but not lock. Recommendation made by Sara to continue to research to find a gate that meets our needs.
- e. **Quote on tree trimming behind pool:** Ricci provided quote from HMS Management to trim trees which overhang pool and pool deck. \$497.20. Dale recommended to consider that bid strongly and Stephanie recommended to add the item to the budget once received by Angie.
- f. **Added- Committee Reports:**
 - a. **Pool:** Pool is closed
 - i. Rob's services are not meeting what's needed to fulfill the contract. Vickie Pickering made a recommendation to have Ricci provide the contract to review and see he's in violation to break it. Pool liner is still in poor shape and Rob states the pool must be drained before any repairs can be made.
 - b. **Grounds:** Dale tendered his resignation for both pool and grounds – much appreciation for his help.
 - i. Additional help is needed for both committees
 - ii. Can a fountain be installed on the east lake? Request for bids.
 - c. **Welcome:** New neighbors: Kandra Ramsey and Kevin Berry, Samantha and Justin Richardson, Theresa and Corey Beckendorf

Well and pond filling issue: Dale- state came out and stated we can no longer use the well to fill the ponds without a meter and permit. Ricci- State regulators either randomly inspected our neighborhood or were informed by a concerned party. \$200 to survey, \$400 for permit, \$2000 for meter with monitor usage reported monthly and sent to the state to be regulated. Any overages are charged per gallon. Our ponds are not well-fed, they are storm water retention. Daniel voiced concern that what was sold as waterfront is not and there is a false representation however, that is not a fight the HOA is in a position to legally challenge and must be done by the individual homeowner. Suggestion made to take it to Rodney for his experience. Dale- if the ponds are less than 2 acres, they can't be monitored and if the common areas can be deeded to homeowners, that would allow the ponds to be decreased in size. The ponds are owned by the HOA. Request for more information prior to any action since we don't know what action we need to take. Sara made a call for a meeting to be scheduled within the next two weeks.

Benches in need of repair around the pond: Donated benches in need of repair and replacement. Open to later discussion on resolution for broken bench.

Resident Open Floor: Nikki Shirley- what was done on the southwest pond and what was the cost? The previous meeting minutes need to be referenced to verify the course of events, nominations for new board members process along with an assessment for next year's budget.

Executive Session: No executive session was conducted.

Adjourn: Motion was made by Stephanie to adjourn and seconded by Vicki at 8:21 PM.

Matt Tener
Secretary, Board of Directors