

**WHISPERING LAKES ESTATES
HOA BOARD MEETING MINUTES and ZOOM
FIRESTATION #20 2255 S GREENWICH ROAD, WICHITA, KS 67207**

Tuesday 09/19/2023

Call Meeting to Order

Meeting was called to order at 6:30 PM

Introductions:

Board Members Present: Sara Shaw- President; Stephanie Salsbury- Vice President; Matt Tener– Secretary; Juanita Norton– Treasurer; Arwa Armstrong - Member at Large; Lynn Mowder- Member at Large; Juanita Norton- Member at Large

Board Members Absent: None

Other Attendees:

Sheryl and Tony McMahon, Dale, Nikki Shirley, Tina Peterson, Judd Everson, Ttorbin Harper, Vicki Pickering, Jalynn Michler, Wanda Maxton, Nan Shaw, Bev Maness, Michael and Ginny Walker, Larissa and Wyatt Disque, Ben Salsbury, John Sa, Shawn Hinkle

Guests: Ciara Shaw and Jennifer Lillibridge– HOA Management Services

Approval of Agenda: A motion was made by Stephanie to add an agenda item to include a bid for HOA Management Services for one year. The motion was seconded by Lynn and passed with none opposed.

Approval of Previous Meeting Minutes: A correction of the July minutes to reflect “pond” instead of “pool” was required. Stephanie made the motion for the friendly amendment which was seconded by Arwa Armstrong. All voted in favor with none opposed.

Financial Review: Juanita Norton provided the financial review that broke down individual transactions covering the entire month. After a request from Nikki for clarification of the July financial concerning printing for pool rule dissemination as well as legal items, Juanita explained that the expenditures were verified independently from HOA Management Services. Tony McMahon asked whether the rip rap was to be viewed as an asset or liability once it’s placed which will require additional research however, once an item is placed, it becomes a maintenance responsibility. Stephanie made a motion to approve both the July and August finances and both separate motions were seconded by Lynn. None opposed either motion and the motion carried.

Committee Reports

Welcoming Committee- Nikki Shirley reported that we have 6 new residents in our community. Welcome!

Pool Committee- Stephanie Salisbury reported that the pool closes September 24th. Dale Henley spent an exorbitant amount of time cleaning the pool filters after both were plugged with something from our trees

with the consistency of coffee grounds. Thank you so much Dale and the other outstanding community members who give their time and attention so we can enjoy the pool!

Community Involvement- Arwa Armstrong encouraged us with news that with cooler weather, we can expect more outdoor activities!

Grounds Committee- Due to a lack of members to chair, areas that require attention with the grounds are addressed by the board. If there is an interest in participating, please get with a board member.

Thank you to Nikki and Lynn who are working on a list of committees and POCs for each to be included in the welcome packet.

Old Business-

Sprayed for weeds at south pond- Unfortunately, the rainfall made it impossible for the goats to access the weeds. Due to the continued need for treatment, the decision was made for the weeds to be sprayed in order to regain control.

Pool Closing September 24, 2023- Our contractor will secure all pool items when it's time to close the facility at the end of the season.

New Business -

Covenants- Stephanie presented the proposed covenant changes which will go to a vote next month requiring 78 votes in order to be incorporated.

- Inclusion of solar panels allowed on the back of tree lined lots
- All digital products for meetings and no more paper
- No short-term rentals (VRBO, Air BNB)
- Removal of trash service from being provided as part of assessment

These proposed changes brought a flurry of debate and requests for more information. Some of the concerns raised were the removal of printed products and how that impact neighbors who don't utilize digital media and how effective dissemination can still be guaranteed. Also, a clear understanding of why trash should be removed without a reduction in assessments and what the additional funds generated would be applied to, plus the duration of such a change and how effective trash removal would still be accomplished is warranted.

As the conversation continued to identify the need for revenue to effect changes in areas like pond retention, pool maintenance and increases in operating costs, the discussion also drove to whether the expenditure of digging out the ponds would be effective in having the west ponds hold water. Lynn Mowder provided a quick review of the circumstances and timeline leading up to the current to include the selling of

property under a false lakefront assumption. A real estate lawyer can review documents to determine whether a case could be made and will cost approximately \$400.

To make a proper plan for how the ponds need to be modified and what is truth vs “tribal knowledge” passed down secondhand, a need to contact the company who originally surveyed and drafted the development plan is needed. This will identify the limits to how deep a pond can be dug and include information regarding soil composition. Without a civil engineer in the conversation, any bids will be inaccurate and likely not meet our goal.

A recommendation was made to have each covenant amendment item listed individually to be voted upon at the meeting. Other items to be considered for vote involve the means with which money could be generated include raising dues (which have not been done within the past 3 years), make a special assessment, withdraw a loan or a combination of these options. Any increase of dues beyond 10% requires a majority vote from the community.

Bids for Next Year-

New Mowing Bids – Due to inadequacies from the previous Community Manager from HOA Management Services, we’ve received next to no support in having bids supplied. This has led to members of the board, mainly Stephanie Salsbury to contact each contractor individually. As such, we have only two bids available along with experience from previous year bids. A Cut Above provides no bed maintenance or weed removal services and charge \$550 every two weeks. Dragonfly is the current contractor and is \$500 every two weeks with other services available. Consideration may be given to receiving additional bids now that a lack of HOA Management Services support has not been available.

Pool Bid- After receiving two bids, the decision was made by the board to continue with the existing contractor Personal Touch. The service provided by the contractor has been deemed appropriate for the price and a relationship has been established. Stephanie made a motion to continue with Personal Touch which was seconded by Juanita and passed with no opposition.

Irrigation- We have a great relationship for irrigation repair with Manny. If a homeowner sees any issue with an irrigation component, please contact the board with a photo of the problem so it can be repaired. A motion was made by Lynn and seconded by Juanita to keep Manny as our current contractor. The motion passed with none opposed.

HOA Management – The original bid from HOA Management Services was for a 3-year contract with an increase of management fees. Unfortunately, the support of our neighborhood has been extremely poor due to a lack of experience and competency from the previous community manager. Sara Shaw has been at work to negotiate with HOA Management for different options to include a 1-year term with no increase of rates, other options of month to month services or a la carte with only bookkeeping. There is a stated desire from Jennifer Lillibridge of HOA Management Services to “make it right” and demonstrate a desire for her company to continue business with but, members of our neighborhood have reluctance due to the reticence of her company to clearly demonstrate that desire. Further negotiation is required.

Open Floor to Residents: Judd Everson noted that the application of spray to the south pond was a waste, and the weeds should have been mechanically removed along with the homeowners notified prior to a large application of chemicals.

Without additional funds, we are not considering fertilizing the common areas.

Tony McMahon wanted to bring to the attention of those gathered that Section 8.10 requires the office of registrar to be notified that there is a majority vote and Section 6.06 requires the need for voting in person or by proxy.

Executive Session: Executive session began at 8:32 and concluded at 9:08

Adjourn: The meeting was adjourned at 9:09

Next Meeting: October 17th, 2023, 6:30 at the Fire Station

Matt Tener
Secretary, Board of Directors