

**Whispering Lakes Estates Home Owners' Association
Minutes of the Special Meeting to Announce the
Covenant/Bylaws Amendments Vote**

**Monday, March 13, 2017, East Evangelical Free Church, 14725 E. Harry,
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—arrived at 7:40 p.m.

Guests: Krista Williams and Rodney Wright with HOA Management Services

Other Homeowners: Lark Anton, Karen Austin, Wade Brodin, James and Kathleen Davis, Steven Eftink, Shannon and Kelli Grate, Dallas and Michelle Hastings, Jeff Hill, Shawn Hinkle, Randy and Carol Loy, Carissa and Chris Winegar, Wanda Maxton, Charles Park, Bonnie Pifer, Mike and Tina Sayler, John and Jason Shirley, Lance Spence, Zach Ungerleider, Steve Williams, Sr. and Steve Williams, Jr.

Vickie delayed calling the meeting to order until 7:08 p.m. to give Steve time to arrive. We had planned on having this meeting at the Fire Station but they had double-booked their meeting room so we had to change locations. Steve stayed at the Fire Station to direct any residents to the church who had not gotten the change of location notices.

The board then introduced themselves and several neighbors introduced themselves, some chose not to. Vickie turned the meeting over to Rodney Wright who explained that the board has worked hard over the past year to come up with changes to the covenants and bylaws that they felt would better the community, help protect property values and provide for a new revenue stream. Rodney reviewed most of the changes. There were several neighbors at the meeting who expressed concern that they did not know anything about these changes until they received the amendments in the mail along with the ballot and do not support the changes. They were not able to attend any of the board meetings where the changes were discussed even though the discussion of changes was announced in the board meeting agendas that were e-mailed out to all neighbors throughout the year. In addition, many felt their votes, and having to have their signatures notarized on the ballot, was a waste of their time when it was explained that the current developer, Gene Vitarelli, receives three votes for every lot he owns which

is currently 57 lots. This is spelled out in our covenants and is not something we have a choice in. Several neighbors do not feel he is our developer. Rodney explained that he does qualify as a developer because he is providing the infrastructure to the development—opening new streets with sewer, water and electrical lines. One neighbor would like to see the minutes attached to the board meeting announcements. It was pointed out that it was our plan to have our minutes posted to the association website but the person who had agreed to do this got the website updated but then was unable to keep it up-to-date by posting minutes in a timely manner.

There were several neighbors who expressed appreciation for the changes and thanked the board for their efforts.

It was announced that the amendments passed 199 votes to 22 (and without Gene Vitarelli's votes the count was 28 votes in favor to 22 opposed). Rodney reviewed what the notification process will be for those out of compliance and estimated residents will have between 45 and 60 days from now in which to comply.

The meeting adjourned at 9:05 p.m.

Nikki Shirley, Secretary