

WRA Regular Meeting Minutes
April 11, 2022

President Jim Wills called the meeting to order at 7:01 p.m. This meeting was held at the Whisper Creek Clubhouse. Directors present: Johnny Barnes, Debbie Gwaltney, Tonya Holland, Doug Ross, Terry Tracy, and Jim Wills. Directors Loni Barkowski, Nate Ellwitz, and Lynda Pace joined following their appointments to the Board of Directors. Directors absent: Thomas Hickey (proxy held by Terry Tracy). Directors Langdon Potts (proxy held by Nate Ellwitz) and Jerry Young (no proxy) were absent following appointment. Guests: Business Manager LeAnn Granic and three (3) residents.

Director Tracy made a motion to approve the March 14, 2022, Regular Meeting Minutes. Director Barnes seconded. The motion passed.

Financial Report

Director Tracy submitted the following Financial Report:

1. Director Tracy reviewed the February 2022 financial statement and financial spreadsheet, which had been provided to the members of the board via email prior to the meeting. There were no questions.
2. A spring work session may be held as necessary to review upcoming projects.
3. The Windstone Residential Association audit for fiscal year 2021 was completed by Johnson, Hickey & Murchison, P.C., CPAs. The audit was reviewed at the 2022 Annual Meeting/Information Session held on March 28, 2022. Any homeowner wishing to receive a hard copy of the audit may do so by submitting a written request to Business Manager Granic.
4. Director Ross motioned that the March 2022 Financial Report be accepted. Director Barnes seconded. The motion passed.

Business Manager's Report

1. Communications:
 - a. The April 2022 newsletter was emailed to residents and uploaded to the website. Following approval, the March 2022 Regular Meeting minutes will also be uploaded to the website.
 - b. The WRA online resident directory has been updated, new residents have been added to the email notification list and were provided welcome packets and bar codes.
2. Security and Gates:
 - a. Repairs to the back gate have been scheduled for April 12, 2022, with Beaty Fabricating.
 - b. The back exit arm was hit two (2) times in the past month; both times involved a non-resident piggybacking behind another vehicle.
 - c. Forty-three (43) new barcodes were issued in the past thirty (30) days. More bar codes have been ordered.
3. Streetlights: One streetlight on Blue Jay Parkway was scheduled for repair.
4. Legal: The Business Manager is continuing to coordinate efforts with the WRA attorney with regard to the HUD complaint.
5. RV Lot:
 - a. Two (2) additional spaces were rented in the past month. Ten (10) residents remain on the waiting list for large spaces.
 - b. Notifications have been sent to residents who are parking vehicles in spaces not assigned to them.
 - c. A resident complained about fire ants in the RV lot.

New Business

1. Board of Directors Officers/Executive Committee:
 - a. Director Holland nominated the following slate of individuals for the 2022-2023 Executive Committee: Doug Ross (President), Johnny Barnes (Vice President), Debbie Gwaltney (Secretary), and Terry Tracy (Treasurer). Director Pace seconded. The motion passed, effective immediately.
 - b. Director Wills stepped down as President. Director Ross took over the duties of the President.
2. Committee Assignments: New committee chairperson assignments are below. Board Members may assist on additional committees, as necessary.
 - a. Architectural Review Board: Lynda Pace
 - b. Community Planning/Enhancement: Langdon Potts
 - c. C&R Compliance: Jerry Young (Johnny Barnes, Doug Ross, Jim Wills)
 - d. Gates and Security: Johnny Barnes (Jerry Young, Nate Ellwitz)

- e. Golf Course: Thomas Hickey
 - f. Lakes and Walking Bridges: Terry Tracy (Lynda Pace)
 - g. Landscaping: Loni Borkowski (Terry Tracy)
 - h. Playground: Tonya Holland
 - i. RV Lot: Thomas Hickey (Debbie Gwaltney)
 - j. Roads, Sidewalks, and Signage: Nate Ellwitz (Terry Tracy, Doug Ross)
 - k. Sewer: Lynda Pace
 - l. Special Events: Loni Borkowski (Tonya Holland)
 - m. Stormwater: Doug Ross
 - n. Trash: Tonya Holland
3. Annual Audit:
- a. Director Tracy provided a review of the 2021 annual audit. The WRA is in a favorable cash position, and all required reserves were fully funded. Director Barnes moved that the WRA 2021 annual audit be accepted as presented. Director Holland seconded; one board member abstained. The motion passed.
 - b. Any homeowner interested in receiving a hard copy of the WRA 2021 audit may do so by contacting the business manager.
4. Lake Haven Tree Removal: Several trees are growing in Lake Haven and need to be removed. This project will be potentially scheduled for the fall when the lake level has fallen, making removal easier.
5. Back Gate Repairs: The levers need to be replaced on the rear gates. Director Barnes moved that Beauty Fabricating be paid an amount not to exceed \$3,200.00 (three thousand two hundred dollars) for the completion of these repairs. Director Holland seconded. The motion passed.

Unfinished Business

1. 2022 Board of Directors Election/Annual Meeting:
- a. A quorum was not achieved prior to the beginning of the 2022 Annual Meeting, as only 272 (two hundred seventy-two) of the required 330 (three hundred thirty) votes were received prior to the start of the meeting. The 2022 Board of Directors election was thus rendered void. The Members (homeowners) present at the 2022 Annual Meeting voted to conclude the election and have the current Board of Directors appoint the candidates to the open positions at the April 2022 Regular Board Meeting, with term lengths based on the number of votes received by each candidate prior to the start of the meeting. The Annual Meeting was then adjourned, and an informational session was held. Topics included projects completed in 2021, projects scheduled and/or proposed for 2022, and a discussion of the current financials and breakdown of expenditures of the WRA. A question-and-answer period followed, and several door prizes were awarded at the end of the gathering.
 - b. Director Ross motioned to appoint Jerry Young to the WRA Board of Directors for the 2022-2025 term. Director Tracy seconded. The motion passed; 2 (two) directors abstained. Director Young's term is effective immediately.
 - c. Director Ross motioned to appoint Loni Borkowski to the WRA Board of Directors for the 2022-2025 term. Director Holland seconded. The motion passed. Director Borkowski's term is effective immediately.
 - d. Director Holland motioned to appoint Nate Ellwitz to the WRA Board of Directors for the remaining two (2) years of the 2021-2024 term, left vacant following the 2021 Board of Director elections. Director Ross seconded. The motion passed. Director Ellowitz' term is effective immediately.
 - e. Director Ellwitz motioned to appoint Langdon Potts to the remaining one (1) year of the 2020-2023 term made vacant following the resignation of former Director Booth. Director Ross seconded. The motion passed; 2 (two) directors abstained. Director Potts' term is effective immediately.
 - f. Director Tracy motioned to appoint Lynda Pace as ARB Chairperson for the 2022-2025 term. Director Holland seconded. The motion passed. Director Pace's term is effective immediately.
2. Windstone Drive Culvert Repair: No progress has been made on this project. Director Hickey will be asked to contact CTI Engineers in regard to this project, as they were instrumental in completing the Lonesome Dove culvert repair.
3. Lake Wisley Control Valve: Installation of the Lake Wisley water control valve will be coordinated with algae treatment of the lake.

Committee Reports

1. ARB: The ARB has reviewed and approved the following requests from WindStone homeowners in March 2022:
- i. New home (1)
 - ii. Pool (1)
 - iii. Install small retaining wall to level children's play set area (1)
 - iv. Remove wooden fence and replace with small landscape block wall and landscaping (1)
 - v. Install flagstone walkway (1)
 - vi. Repaint shutters (1)
 - vii. Tree removal (1)

2. Lakes: Please see Unfinished Business, Item 3.
3. Trash Service: No activity.
4. Roads: No new activity.
5. C&Rs: No report.
6. Golf Course: No report.
7. Landscaping: No report.
8. Security/Gates: Please see Business Manager's Report, Item 2 and New Business, Item 5.
9. Sewers: No activity.
10. Special Events: The Spring Yard Sale is scheduled for May 14, 2022, at New Heights Baptist Church. Director Potts is the point of contact for this year's yard sale.
11. Playground: No activity.
12. Stormwater: Please see Old Business, Item 2.

Director Barnes moved to close the Regular Meeting; Director Ellwitz seconded. The Regular Meeting closed at 8:11 p.m. The next regularly scheduled meeting will be held on May 9, 2022, at 7 p.m. at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Doug Ross, President