

WRA Regular Meeting Minutes
4/19/23

Vice President, Loni Borkowski called the meeting to order at 7:00 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance were Nate Ellwitz, Loni Borkowski, Langdon Potts, Terry Tracy, Jerry Young, Mike Adkins, Mike Schillaci, Jessica Henn, Connor Latham and Rene Straub. Directors absent were Lynda Pace and Doug Ross. Guests: Three residents

Vice President, Loni Borkowski, asked for a motion to approve the March 2023 Board Minutes. Langdon Potts made a motion to approve the Minutes. Nate Ellwitz seconded. The motion passed.

Vice President, Loni Borkowski, also asked that the Minutes from the Annual meeting of the Homeowners be approved. Langdon Potts made a motion to approve the Annual meeting minutes and was seconded by Terry Tracy. The motion passed.

Financial Report:

The Financial Report was presented by Terry Tracy. As of April 2023, the HOA is tracking under budget. Mr. Tracy further reported that the HOA had received an insurance check in the amount of \$15,740 from the HOA's insurer toward the recent gate replacement. The insurance company will proceed with subrogation action against the person who originally damaged the gate in an effort to recoup damages. A motion to accept the Financials was made by Langdon Potts and seconded by Nate Ellwitz. The motion passed.

New Business:

Introduction of new Board Members: Mike Adkins, Mike Schillaci, Jessica Henn, Connor Latham, Rene Straub

Nomination of Officers:

Terry Tracy made a motion for a slate of officers as follows: Nate Ellwitz, President, Loni Borkowski, Vice President, Langdon Potts, Treasurer, Rene Straub, Secretary. Jerry Young seconded. A vote was taken and passed unanimously.

Committee Assignments:

Committee assignments were discussed and defined as follows:

C&Rs: Rene Straub, Nate Ellwitz
Community Planning: Langdon Potts, Terry Tracy
Gates & Security: Jerry Young, Mike Adkins
Golf Courts: Mike Schillaci, Mike Adkins
Lakes & Walking Bridge: Terry Tracy, Linda Pace
Landscaping: Loni Borkowski, Terry Tracy
Playground: Jessica Henn, Connor Latham
RV Lot: Doug Ross, Mike Schillaci

Roads, Sidewalks, Signage: Terry Tracy, Connor Latham, Nate Ellwitz
Sewer: Lynda Pace, Loni Borkowski
Special Events: Jessica Henn, Connor Latham

Stormwater: Nate Ellwitz, Terry Tracy
Trash Collection: Connor Latham, Jessica Henn

Langdon Potts made a motion for Terry Tracy to be named as the Assistant to the Treasurer to ensure a smooth transition of duties. Jerry Young seconded. A vote was taken, and the measure carried unanimously with those present (2 abstentions from absent members).

Annual Audit Review:

An Annual Audit Review of the Windstone financials year ending December 31, 2022, was completed by Waycaster, CPA LLC and presented to the Board. A motion was made to accept the audit findings by Langdon Potts and seconded by Nate Ellwitz. Another motion was made to store the audit on the Residents Only page of the Windstone website for review by the residents. Langdon Potts made a motion to accept and was seconded by Terry Tracy. The motion passed.

RV Lot Maintenance:

Quotes were obtained for the general clean-up of the RV Lot (\$180.00 approx.), replacement signage (\$100.00 labor) and clean out of the storage trailer (\$75.00 - \$100.00) and was approved.

Spring Yard Sale:

The Windstone Yard Sale is tentatively scheduled for May 20, 2023, at the New Heights Baptist Church. Jessica Henn is chairing the event.

Golf Ball Sale (Resident Request):

Discussion was had regarding a resident who was selling golf balls from his property. A C&R violation letter was issued, and the resident appealed to the Board for reconsideration. After much discussion, Terry Tracy made a motion to revoke the violation letter and to grant the resident permission to continue. The motion was seconded by Jerry Young. A vote was taken with 7 members agreeing to the revocation, 1 abstention (Director Ellwitz) and 4 members dissenting (Directors Pace, Ross, Adkins and Straub). The motion passed.

Old Business:

Windstone Drive culvert repair (Cattails):

Terry Tracy reported that bids had been solicited and that nine vendors had been contacted. Bids are to be opened on April 27, 2023.

Lake Wisley Control Valve: Terry Tracy reported that there was currently no update.

Infrastructure mapping update: Terry Tracy reported that the drawings were updated and complete at this time.

Blue Jay damaged culvert: A proposal was received from RP Concrete Services, LLC in the sum of \$19,350.00 with money to come out of WindStone's Reserve Funds. This work is to include removal of damaged pipe, cutting of concrete flume, slip-line HDPE pipe in remaining CMP, form both sides to include bulkheads, and pump/place flowable fill to fill voids in sub-base and installation of flume apron.

Langdon Potts made a motion to accept the proposal and was seconded by Nate Ellwitz. A vote was taken and passed unanimously.

State Flag Poles (for TN & GA flags):

A verbal quote was received in the amount of \$3500.00 (for pole only). It was decided by the Board to table discussion on this matter until the May meeting.

Clean out of WRA Storage Trailer:

A clean out of the storage trailer has been scheduled for April 22, 2023, at 4:30 p.m.

Reserve Study Update:

Langdon Potts reported that a study and inspection of WindStone's infrastructure had been done by Reserve Advisors regarding WRA assets (roads, culverts, guard house, lakes, etc.) and a 30 year timeline showing required/suggested expenditures to maintain with associated funding requirements. Reserve Advisors will be presenting a report of their findings.

All business being conducted, Nate Ellwitz moved to close the Regular Meeting; Terry Tracy seconded. The motion passed and the Regular Meeting closed. The next regularly scheduled meeting will be held on May 8, 2023, at 7 p.m. at the Whisper Creek Clubhouse.

Business Manager's Report:

LeAnn Granic, Windstone Business Manager's report:

1. Continued to work with the C&R Chairperson on notification letters to address ongoing issues in the neighborhood.
2. 43 new barcodes for the gates had been issued in the past 30 days. Several household's codes had been deactivated due to non-payment of HOA dues.
3. Documentation provided to the insurance claim for the resident gate repair.
4. Obtained quotes for the general clean-up of the RV Lot (\$180.00), replacement signage (\$100.00) and clean out of the storage trailer (\$75.00 - \$100.00)
5. Three streetlights in Whisper Creek and one in Cattails were repaired.
6. Regarding the Annual Meeting, numerous email blasts were sent to residents regarding return of ballots; purchased gift cards for annual meeting raffle; finalized ballot count and updated WRA Ballot Log; and delivered donation (check) to New Heights Baptist Church.

7. Various resident and Board communications.

Committee Reports:

ARB: Lynda Pace reported that the following applications were reviewed and approved:

1. Deck replacement (1)
2. Add deck (1)
3. Landscaping update (4)
4. Addition of metal porch handrail (1)
5. Tree removal (2)
6. Replacement of concrete driveway with same material (1)
7. Replacement of outside doors (1)
8. Repaint front door (1)
9. Add pool motor equipment storage – connected to home (1)
10. Fence application reviewed and denied (1)

C&R's: Doug Ross reported that the following issues were addressed over the past month:

1. Barking dog (1)
2. Grinder pump malfunction (1)
3. Trash can left in street permanently (1)
4. Unsightly conditions / overgrown lawn & weeds (2)
5. Unsightly conditions / General disrepair (vacant property) (1)

Lakes: Terry Tracy and Lynda Pace reported that dye was added to Lake Haven and Lake Wisley and both fountains were pulled and cleaned by Don Swafford. Fountains are scheduled to be cleaned four times per year and pictures provided by Mr. Swafford showed they were very dirty, especially in Lake Wisley. Fungicide has been ordered by put in Lake Wisley due to increased algae growth.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President