

## WRA Regular Meeting Minutes

4/8/24

Secretary, Rene Straub, called the meeting to order at 7:00 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance, Mike Adkins, Lynda Pace, Conor Latham and Rene Straub. Absent: Loni Borkowski, Jerry Young and Mike Schillaci. Also in attendance were Finance Manager, Lisa Crowder and Business Manager, LeAnn Granic.

Guests: 8

One resident expressed his concerns about dead trees on Windstone Drive. He reported that trees nearest the road from the Whisper Creek entrance to Creek Way Drive present a danger to residents driving and children getting on and off school buses.

One resident was concerned about the destruction of Windstone property, specifically back gate damage. He would like to see that photos of license plates are sent to appropriate police for possible fines and/or prosecution.

One resident was concerned about gate cameras and possible re-instatement of 24/7 guards.

One resident requested stronger enforcement of the C&Rs and expressed concern about the recent fire at a home. He claimed the local fire department was not able to get through the gate. A board member reported the yelp system had been tested and is in working order.

Secretary, Rene Straub, asked for a motion to approve the March 11, 2024, Board Minutes. Lynda Pace made a motion to approve and was seconded by Conor Latham. A vote was taken: Eight (8) members voted yes, and the motion passed.

Secretary, Rene Straub, asked for a motion to approve the March 25, 2024, Informational Meeting Minutes. Mike Adkins made a motion to approve and was seconded by Lynda Pace. A vote was taken: Seven (7) members voted yes, and the motion passed. Abstained: Conor Latham.

## Financial Report:

The Financial Report for March 2024 was provided to the Board by Finance Manager, Lisa Crowder. As of March 2024, the HOA reported total assets of \$2,197,696 and a net income of \$31,929.20 (YTD \$2,407.80). A motion to approve the financials was made by Mike Adkins and seconded by Lynda Pace. Eight (8) members voted yes, and the motion passed.

Finance Manager, Lisa Crowder, presented the annual audit for Board review. A motion to approve the audit was made by Conor Latham and seconded by Lynda Pace. Eight (8) members voted yes, and the motion passed.

## New Business:

Lack of Quorum / Board Member appointments: At the time of the scheduled annual meeting, the WRA was 98 ballots short of a quorum. Due to the lack of a quorum, the Board has the option of appointing new board members via a motion and approval vote. The new board members are as follows:

1. Nate Ellwitz: A motion to approve was made by Mike Adkins and seconded by Rene Straub. A vote was taken, and eight (8) members voted yes. The motion passed.
2. Landon Moser: A motion to approve was made by Mike Adkins and seconded by Conor Latham. A vote was taken, and eight (8) members voted yes. The motion passed.
3. Marlene Varney: A motion to approve was made by Conor Latham and seconded by Mike Adkins. A vote was taken, and seven (7) members voted yes. The motion passed.

Nomination of Executive Officers: A slate of officers was nominated: Nate Ellwitz/President, Loni Borkowski/Vice President, and Rene Straub/Secretary. A motion to accept the slate was made by Lynda Pace and seconded by Mike Adkins. At time of the board meeting, there was no candidate for Treasurer. Nate Ellwitz will act as the interim treasurer until one is appointed. A vote was taken, and seven (7) members voted yes. The motion passed.

Committee Assignments: Tabled until the May meeting.

RV Lot maintenance: LeAnn Granic presented three (3) quotes for new numbered signs for the individual spaces in the RV lot. After reviewing the quotes, the purchase of 103 signs was awarded to Signarama (\$1997.36). The installation of the signage will be approximately \$300.00. A motion was made by Nate Ellwitz to have the signs printed by Signarama and then to have the existing signs removed and replaced with the new ones in an amount not to exceed \$2300.00. The motion was seconded by Lynda Pace. A vote was taken with eight (8) members voting yes. The motion passed.

The gravel delivery for the RV lot will be scheduled for some time in late April or May by Mid-South Aggregates. A motion to approve the purchase in an amount not to exceed \$1100 was made by Nate Ellwitz. It was seconded by Lynda Pace. A vote was taken, and eight (8) members voted yes. The motion passed.

Property Rental Request: LeAnn Granic presented a copy of new rental request. After discussion by the Board, it was determined that the Lessor needs to submit a copy of the lease agreement for board review. Currently six (6) properties in the community are under lease agreements. Further discussion was tabled until the April board meeting.

Old Business:

Lynda Pace presented an update regarding the removal of dead trees on Windstone Drive. Completed 4/8/24.

Lake Haven dam inspection: Lynda Pace reported the earthen dam inspection was completed on 2/14/24. The dam passed inspection. There is a problem with seepage at the overflow at Lake Haven. According to the inspector, the spillway box and conduits should be monitored. A retaining wall needs to be installed to stop further erosion. Debris on top of spillway needs to be removed. Lake Wisley was also inspected. Rip rap needs to be installed in the narrow part to stop erosion and animal damage. Lynda Pace proposed that the board obtain estimates for repair work on Lake Wisley.

Sidewalk extension on Windstone Drive: Possible extension of the sidewalk from Lake Wisley to the Golf Course was discussed. The board will investigate construction costs.

A motion to adjourn was made by Conor Latham and seconded by Mike Adkins. The meeting concluded at 8:04 p.m. The next meeting will be held at the Whisper Creek Clubhouse on May 13, 2024, at 7:00 p.m.

#### Committee Reports:

Business Manager's Report: LeAnn Granic, Windstone Business Manager reported that:

1. C&Rs: Continued working with C&R Chairperson to address multiple issues in the neighborhood, including notification follow-up letters and tracking sheet updates.
2. Gates, Cameras, and Guardhouse: (a) 39 new barcodes issued in the past 30 days. (b) Scheduled service visits for back gate issues. (c) Purchased new American flag for main entrance (near guardhouse). (d) Restocked guardhouse supplies.
3. RV Lot: (a) leased 3 new spaces to residents. (b) Obtained quotes for new signage (numbered signs) and gravel delivery.
4. Streetlight repair (Wisley Way)
5. Annual Meeting: (a) Collected and counted ballots, updated ballot log sheet for WRA records. (b) Informed board that quorum was not met (98 ballots short). (c) Facilitated information meeting in lieu of annual meeting.
6. Communications: Monthly newsletter, website updates, and digital sign. (a) Sent various neighborhood email alerts and responded to multiple resident VMs and emails.

ARB: Lynda Pace reported that the following applications were reviewed and approved by the ARB in March 2024:

1. Tree removal (3)
2. Upgrade patio and stairs in rear of home (1)
3. Pool and metal fence addition (1)
4. Garden box addition (1)
5. Deck replacement (1)

6. Shingle replacement (1)

Stormwater: No activity

Trash: No activity

C&R's: Rene Straub reported the following C&R violations:

1. Unsightly condition (1)

Lakes: Dye was added to Lake Wisley. Swan decoys were removed because the anchors were not heavy enough to hold them in place during high winds. Heavier anchors will be installed and Don Swafford will reposition them during his next service call.

Roads: No activity.

Community Planning: No activity

Special Events/Playground: A new replacement swing was installed and the "Play at your own risk" sign has been repaired.

Gates and Security: No activity.

Landscaping: No activity.

RV Lot: No activity.

Golf Course: No activity.

Sewer: No activity.

Trash: No activity.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President

