

**WRA Minutes**  
**August 12, 2019**

President Wills called the meeting to order at 7:00 p.m. at the Whisper Creek Clubhouse. Directors present: Jordan Allen (late), Johnny Barnes, Justin Cash, Bob Christenson, Debbie Gwaltney, Tonya Holland, Mike Nist, Lynda Pace, Jarod Stehney, Terry Tracy, and Jim Wills. Directors absent: Steve Patterson (proxy held by Jarod Stehney), Past President Rene Straub (proxy held by Debbie Gwaltney). Guests: Business Manager LeAnn Granic, Financial Manager Lisa Crowder, two (2) Hurricane Creek residents, and one (1) WindStone resident.

Director Christenson motioned to approve the July 8, 2019 Minutes. Director Nist seconded and the motion passed.

#### Financial Report

Financial Manager Lisa Crowder and Director Terry Tracy submitted the following Financial Report:

1. Director Tracy reviewed the August 2019 Monthly Financial Executive Summary.
2. The new dues late charges policy became effective August 1, 2019. Financial Manager Crowder stated that several residents have contacted her to make arrangements to clear overdue amounts from their accounts. Accounts which remain in arrears on the sixteenth of the month will be assessed a three dollar (\$3.00) late fee, to be included with the next month's bill.
3. The monthly Financial Report Profit and Loss Statement will now include line monthly line item budgeted amounts, as well as the actual amount spent in that budget line item for that month. A similar column has been added for year-to-date line item expenditures, as well as year-to-date amounts budgeted for that line item.
4. The WindStone Residential Association uses an accrual method rather than a cash method of accounting.
5. The Financial Manager's Report for July 2019 was not officially approved at the July 8, 2019 Board of Directors' (BoD) meeting. Director Tracy motioned that this report be approved as presented at that time; Director Christenson seconded. The motion was approved.
6. Director Holland motioned to approve the August Financial Report as presented. Director Tracy seconded, and the motion was approved.

#### Business Manager's Report

1. RV Lot:
  - a. Charlie Stephens of Stephen's Garbage Service has finished cleaning both the front and rear RV lots. This clean-up was necessary as a significant amount of trash and debris was left behind from residents vacating their RV spots in prior months.
  - b. Dilbeck Lawn Services sprayed both RV lots for weeds.
2. Rear Gate Barrier Arm:
  - a. Damage to the rear barrier arms is continuing at an unacceptable rate. As per WindStone policy, two (2) residents and one company were recently fined for incidents involving the barrier arms at the back gate, during which the drivers of the vehicles failed to wait for the barrier arms to rise fully, choosing instead to drive through the arms and breaking them from their posts. These vehicles were identified using the camera system located at all entrances and exits within WindStone.
  - b. Only residents of WindStone with barcodes on their vehicles are permitted to enter and exit WindStone at the rear gates. Google Maps, however, directs all visitors to the rear gates. Business Manager Granic has contacted Google Maps to provide them with the address of the front gates and request that they change their database accordingly. Ms. Granic states that this change may take several months to be put into place.
  - c. Ms. Granic will study the feasibility of adding new signage to the back gates. This signage would be more prominent, would indicate that security cameras are being used, and would strengthen the language indicating that the use of the back gates is for residents only.
  - d. Ms. Granic has recommended that the WRA BoD increase the fines associated with deliberately damaging the rear gate system, so as to act as a greater deterrent to deliberate damage of the gates.

## Unfinished Business

### 1. Morris Property:

- a. As approved at the July 23, 2019 Special Meeting, the WRA has purchased the lien held by SmartBank on the property located at 410 Lonesome Dove for \$12,500.00 (twelve thousand five hundred dollars). This purchase makes the WRA the unquestionable first lien holder against the property.
- b. Following the purchase of the SmartBank lien, the WRA began foreclosure proceedings on this property. The WRA has taken these actions as per the WRA Covenants and Restrictions, Part Three, Article III, Covenants for Maintenance Assessments, Section 4, Special Assessments for Improvements and Additions (pg. 41) and Section 14, Foreclosure of Lien (pgs. 43-44). This foreclosure will be carried out according to the laws of Catoosa County and the State of Georgia. The property will be offered for auction on the Catoosa County Courthouse steps on September 3, 2019.
- c. Director Nist motioned that the WRA spend up to \$1,500.00 (one thousand five hundred dollars) to obtain a professional structural inspection of the property, should the WRA become the property owner. Director Stehney seconded. The motion passed; Director Gwaltney abstained.

### 2. Road Expenditures:

- a. Lonesome Dove: Repairs to the damaged culvert are continuing. No invoices have been received to date. The invoices for this work will be paid from the Road Reserve Fund upon receipt. CTI is monitoring the progress of the repair on a daily basis.
- b. The drainage culvert cover on Herron Lane and road drainage issues has been delayed due to weather.

### 3. Lake Wisley Spillway: Director Allen has attempted to contact the engineer multiple times, without response. He will continue to try to contact the engineer.

## New Business

1. Guest Speakers: Two Hurricane Creek residents who had registered noise complaints with Business Manager Granic and the Hamilton County Sheriff's department regarding noxious levels of exterior noise emanating from a WindStone property came to thank Ms. Granic and Covenants and Restrictions (C&Rs) Chairman Barnes for their actions taken to eliminate this excessive noise. The situation is considered resolved at this time.
2. Gate Damage: Deliberate damage to the rear gates continues to be problematic, despite signage and video surveillance. Director Stehney motioned that fines for gate damage be increased to \$100.00 (one hundred dollars) fine plus damages for the first offense; \$200.00 (two hundred dollars) fine plus damages and 30 (thirty) days bar code deactivation for the second offense; and review by the WRA BoD for all subsequent offenses. Director Barnes seconded; the motion passed. Please see Business Manager's Report, Item 2.c.
3. Drainage Issues: A resident on Turtle Crossing has requested a review of drainage issues on their property. Director Nist will consult the Geographic Information System to determine ownership of the property. Unless such issues are on WindStone common property or are the direct result of actions of the WRA (such as repaving), private property maintenance issues are the responsibility of the homeowner. Please see the WRA Covenants and Restrictions, Part Two, Article II, Environmental Controls, Section 3, Certain Controls, Page 26, Paragraph 3.

## Committee Reports

1. ARB: The ARB reviews exterior projects of WindStone homes prior to the start of these projects. They appreciate homeowners who adhere to the correct process to receive approval for this work. Documents needed to begin this process are located on the WRA website. The ARB Board reviews all proposed applications and visits each property prior to making an approval decision. Should a proposal not meet WRA ARB requirements, the homeowner will be asked to alter the proposal and resubmit for approval. The ARB Board has reviewed and approved the following requests from WindStone homeowners:
  - a. Tree removal and landscape updates (5 homes)
  - b. Satellite dish installation (1 home)
  - c. Exterior painting (1 home) and other external repairs and updates (3 homes)
  - d. Roofing (2 homes), windows and siding (1 home; dumpster on site)
  - e. Front door replacement (1 home)
2. Lakes: Director Allen continues to apply dye to Lake Wisley for algae control.

3. Trash Service: WRA pays for trash services for the Whisper Creek Clubhouse for the first two quarters of each year, at a rate of \$58.00 (fifty-eight dollars) per quarter. The Whisper Creek Homeowners' Association pays for these services for the second two quarters of each year. Invoices have been paid for the first two quarters of 2019.
4. RV Lot/Maintenance: Please see Business Manager's report, Item 1.
5. Roads: Please see Unfinished Business, Item 2.
6. C&Rs: Seventeen (17) total items have been addressed since July 9, 2019. Five (5) of these issues have been resolved. Twelve (12) items are being followed
7. Golf Course: No activity.
8. Landscaping:
  - a. Removal of trees along Lake Wisley is scheduled for August 13, 2019.
  - b. LifeSpark is repairing lights on common property throughout WindStone.
9. Special Events:
  - a. The August Yard of the Month was awarded to Jerry and Clara Lou Johns, 126 Meadowstone Circle. These winners were announced in the August newsletter. Monthly winners will be given the opportunity to help choose the next month's winner.
  - b. The Fall Yard Sale has been tentatively scheduled for September 28, 2019 from 8 a.m. to 12 p.m. at New Heights Baptist Church. A \$5.00 (five dollar) donation will be collected from each seller and donated to the church. As with the Spring Yard Sale, removal of unsold items will be the responsibility of the homeowner. No pick-up of unsold items will be provided.
10. Security Committee: Please see Business Manager's Report, Item 2 and New Business, Item 2.
11. Sewers: No report.
12. Playground: No activity.

Resident guests were given an opportunity to address items of concern.

Director Nist made a motion to adjourn the meeting at 8:52 p.m. Director Pace seconded. The motion passed. The next regularly scheduled meeting is September 9, 2019, at 7 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President