

**WRA Minutes**  
**August 10, 2020**

Vice President Mike Nist called the meeting to order at 6:32 p.m. at the Whisper Creek Clubhouse. Directors present: Jordan Allen, Johnny Barnes, Bob Christenson, Gary Booth, Debbie Gwaltney, Thomas Hickey, Tonya Holland, Mike Nist, Lynda Pace, and Terry Tracy. Directors absent: Justin Cash (proxy held by Lynda Pace) and Jim Wills (proxy held by Tonya Holland). Guests: Business Manager LeAnn Granic.

Director Gwaltney motioned that the board move to Executive Session to discuss the disposition of the property located at 410 Lonesome Dove, Ringgold, GA, 30736. Director Tracy seconded. The motion passed. The Executive Session commenced at 6:33 p.m. Director Gwaltney moved to adjourn the Executive Session until the end of the Regular Meeting, at which time the Executive Session will reconvene for the purpose of continuing the discussion of the property located at 410 Lonesome Dove Drive. Director Gwaltney also moved to enter the Regular Meeting. Director Tracy seconded both motions. The motions passed, and the Executive Session adjourned at 6:59 p.m. The Regular Meeting convened at 7:00 p.m.

Director Terry made a motion to approve the July 13, 2020, Regular Meeting Minutes with the following corrections:

1. Under Unfinished Business, Item 1(c), that the approved expenditure be corrected to \$1,000.00 (one thousand dollars).
2. Under Unfinished Business, Item 1(d), that the approved expenditure be corrected to \$1,100.00 (one thousand one hundred dollars).

Director Hickey seconded, and the motion passed.

Director Tracy moved to approve the July 20, 2020 Special Meeting Minutes as written. Director Hickey seconded. The motion passed.

#### Financial Report

Director Tracy submitted the following Financial Report:

1. The WRA is currently in a favorable fiscal position, and expenses have largely remained in line with the amounts budgeted for 2020. Director Tracy requested that all fiscal projects currently budgeted for 2020 be completed before year's end, if possible.
2. The budgeting process for 2021 will begin in October 2020.
3. Director Christenson moved to accept the report as presented. Director Allen seconded. The motion passed.

#### Business Manager's Report

1. RV Lot: One new RV space was leased to a resident.
2. Roads: Youngs Paving has been contacted about scheduling a repair to a damaged speed bump on Windstone Drive. They have not yet responded. Business Manager Granic will follow up as necessary.
3. Streetlights: Allied Electrical is scheduled to repair several streetlights within WindStone during the week of August 13, 2020.
4. Gates:
  - a. A sprocket was installed on the front resident gate, and new brushes were installed on the visitor gate.
  - b. Cables were replaced and the input was reset on the monitor displaying images from the security cameras.
  - c. Twenty-nine (29) new barcodes were issued during the month of July.
5. New Residents: Three (3) new residents have been added to the resident directory and email distribution list and have been provided with welcome packets and bar codes.
6. Website: The August newsletter has been added to the WRA website. The July 13, 2020 Regular Board Meeting minutes will be uploaded following approval, as will the July 20, 2020 Special Meeting Minutes.

#### Unfinished Business

1. Water Mitigation:
  - a. Whisper Creek Retention Pond:
    - i. Several quotes have been received regarding the clean-out and maintenance of the Whisper Creek retention pond. Director Booth moved to pay Paris Restoration \$4030.00 (four thousand thirty dollars) to remove silt and vegetation from the Whisper Creek retention pond and overflow, install geotextile underlayment, and place riprap. Director Pace seconded. The motion passed.

- ii. Quarterly maintenance of the retention pond will be addressed during the budgeting process for 2021.
  - b. Playground/Whisper Creek Alley: A hydrologist was contacted to review the drainage issues at the playground and Whisper Creek alleyway. He provided recommendations to mitigate these issues. The Stormwater and Road Committees will seek bids to resolve these issues in accordance with these recommendations.
  - c. Wisley Way Drainage Culvert: Riprap has been placed at the base of this culvert to raise the bottom of the ditch and prevent further erosion. Quotes to place a concrete headwall at the entrance to this culvert are being sought. The addition of such a headwall would both help to prevent further erosion and stabilize the culvert pipe.
2. Landscaping:
- a. Windstone Island: Dilbeck has provided a detailed proposal for a complete redesign of the Windstone Drive island located near the Creekway entrance, including removal of current landscaping, addressing the elevation of the island, and installing new landscaping. This project will be postponed until it can be confirmed that irrigation is in place on the island.
  - b. Tree work: Tree work is ongoing within WindStone. Director Tracy moved that CutRite be paid \$1,750.00 (one thousand seven hundred fifty dollars) for tree removal on Windstone Drive and in and around Lake Haven, stump grinding, and clearing of the Lake Haven overflow. Director Booth seconded. The motion passed.

## New Business

1. Lien Collection:
- a. The WRA currently contracts with Grisham, Knight & Hooper, LLC for matters related to lien collections. Per the contract, Grisham, Knight & Hooper receives a set percentage of every lien which is resolved.
  - b. Director Tracy moved to dissolve the contract with this law firm, and move all collections activities to Chambliss, Bahner & Stophel, PC. Director Pace seconded. The motion passed.
  - c. All open cases will be moved from Grisham, Knight & Hooper to Chambliss, Bahner & Stophel. Services will be billed on an hourly basis, rather than as a set percentage of the proceeds.
2. Neighborhood Improvements:
- a. LifeSpark Lighting currently maintains the landscape lighting within WindStone. Lighting improvements were included in the 2020 budget. Director Tracy moved that LifeSpark Lighting be paid \$6,106.00 (six thousand one hundred six dollars) install the following new lighting:
    - i. One carriage light atop each of the columns at the front gates (total of six lights).
    - ii. One carriage light atop each column of the WindStone entryway signs (total of 8 lights).
    - iii. Low voltage uplights at the base of each column of the WindStone entryway signs (8 lights).

Director Hickey seconded. The motion passed.
  - b. The back gates need to be pressure washed and repainted. Water hookups for the pressure washing will be provided by the resident adjacent to the gates; this resident will be compensated for the use of their water. Director Christenson moved that Certapro be paid \$1,000.00 (one thousand dollars) to pressure wash and repaint the back gates, posts, and wings. He also moved that the resident providing the water hookup for the pressure washing be compensated \$200.00 (two hundred dollars) for the use of his water. Director Tracy seconded both motions. The motion passed.

## Committee Reports

1. ARB: The ARB has reviewed and approved the following requests from WindStone homeowners during July 2020:
- a. Metal fence installation (2)/fence repair (1)
  - b. Tree removal and outdoor upkeep (6)
  - c. Siding repair/replacement (2)
  - d. Installation of child's playset (1)
  - e. Replace existing deck (1)
  - f. Addition of stone to existing patio (2)
  - g. Add retractable awning (1)
  - h. Repaint home (2)
2. Lakes:
- a. Lake Haven:
    - i. The Lake Haven well has been scheduled for maintenance.
    - ii. Maintenance of the lake and overflow is ongoing. Please see Unfinished Business, Item 2(b).
    - iii. An open meter box containing a sewer cleanout has been replaced by Rainbro, owner of the sewer system.
  - b. Lake Wisley:
    - i. The spillway was breached to decrease the water level so that additional repairs could be made to the spillway. These repairs are covered by the warranty associated with the initial repair of the spillway.

- ii. The fountain will be turned off during periods of low water to avoid damage to the unit. It will be turned back on when water levels are high enough to safely operate the fountain.
- iii. Dye is being added to the pond every three weeks to control algae growth. This will continue until approximately the end of October.
- c. The addition of signage regarding swimming, boating, and fishing at both lakes is being considered.
- d. Swans were installed in both Lake Haven and Lake Wisley. Additional measures to lower the number of geese may be considered, should they be necessary.
3. Trash Service: No activity.
4. RV Lot: Please see Business Manager's Report, Item 1.
5. Roads: Please see Unfinished Business, Item 1(b).
6. C&Rs: A total of nine (9) items were addressed, one of which has been resolved. These items include exterior maintenance and upkeep and a barking dog.
7. Golf Course: No activity.
8. Landscaping:
  - a. Solar uplights were placed at the entry signs at The Overlook and Lake Haven to improve visibility of these signs.
  - b. Please also see Unfinished Business Item 2, and New Business, Item 2.
9. Special Events: August Yard of the Month was awarded to Perry and Cindy Parris, 9436 Windstone Drive.
10. Security Committee:
  - a. Several gate issues have been addressed.
  - b. The back gates will be inaccessible while being pressure washed and painted. Business Manager Granic will send a series of emails to residents informing them of the date and times of closure. Please also see New Business, Item 2(b).
11. Sewers: Please see Lakes Report, Item 2(a)(iii).
12. Playground: Please see Unfinished Business, Item 1(b).
13. Stormwater: Please see Unfinished Business, Item 1(b).

Director Gwaltney motioned to reconvene the Executive Session at 8:25 p.m. for the purpose of continuation of discussion of the disposition of the property at 410 Lonesome Dove. Director Holland seconded, and the motion passed. The Regular Meeting was adjourned and the Executive Session reconvened at 8:25 p.m. Director Allen moved to close the Executive Session; Director Tracy seconded. The motion passed and the Executive Session ended at 9:12 p.m. Director Allen moved to close the Regular Meeting; Director Tracy seconded. The Regular Meeting closed at 9:13 p.m. The next regularly scheduled meeting is September 14, 2020 at 7 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Mike Nist, Vice President