

WRA Regular Meeting Minutes

8/14/23

Nate Ellwitz called the meeting to order at 7:02 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance were Nate Ellwitz, Loni Borkowski, Conor Latham, Terry Tracy, Mike Schillaci, Jerry Young, Doug Ross, Jessica Henn, Mike Adkins, Rene Straub. Absent: Lynda Pace. Also present were Financial Manager, Lisa Crowder and Business Manager, LeAnn Granic.

Guests: 6

President, Nate Ellwitz, asked for a motion to approve the July 10, 2023, Board Minutes. Conor Latham made a motion to approve and was seconded by Mike Adkins. A vote was taken. All voted yes. The motion passed.

Financial Report:

The Financial Report was presented by Financial Manager, Lisa Crowder. As of June 2023, the HOA is reporting total assets of \$2,111,715.73 and a net income of \$13,808.73 (YTD is \$68,137.12). A motion to accept the Financials was made by Terry Tracy and seconded by Jessica Henn. One abstention (Doug Ross). The motion passed.

Terry Tracy made a motion to have Waycaster, CPA LLC perform the 12/31/23 audit and tax return for the amount of \$6,000. Conor Latham seconded. All members voted to approve. The motion passed.

Guests: A resident expressed his concerns regarding the vacant home at Windstone Dr.

A resident expressed concerns on receiving a letter regarding unkempt property conditions.

Old Business:

Windstone Drive culvert repair: Philip Schofield of CTI Engineering addressed the Board. Two (2) contractors (Global Infrastructure, Inc. and Talley Construction

Co., Inc.) responded to the quote for total replacement of the culvert (\$550,139). Two (2) alternative methods were also discussed which included the HDPE liner method (\$263,900) which is estimated to last 100+ years and the centrifugally cast concrete method (\$198,188) which is estimated to last 75 to 100 years. Mike Schillaci made a motion to select the centrifugally cast concrete method in an amount not to exceed \$198,188. Seconded by Mike Adkins. Nine (9) members voted yes, one (1) member voted no (Doug Ross) and one (1) abstention (Conor Latham).

Review quote to relocate speed humps (5) on Windstone Drive: Terry Tracy reported that he received a quote from Chattanooga Striping for relocation of five (5) speed humps that are currently located on top of the culverts and removal of one (1) speed hump in the amount of \$750 each (\$3850 total). Motion to approve the relocation of 5 speed humps and removal of 1 speed hump in an amount not to exceed \$3850 was made by Terry Tracy. Seconded by Conor Latham. Seven (7) members voted yes, one (1) voted no (Doug Ross), two (2) abstained (Jerry Young, Jessica Henn).

Review of additional quotes for RV lot fence repair: Doug Ross reported he received an additional quote for fence repair. The fourth quote was received from Brown Fence Co in the amount of \$8230 for repair and replacement of fence but would not clear out debris. Doug Ross made a motion to use Action Fence to do the work on the RV lot fencing in an amount not to exceed \$12,258. Seconded by Conor Latham. All members voted to approve. The motion passed.

New Business:

Conor Latham was nominated by Nate Ellwitz to replace the outgoing treasurer, Langdon Potts with Terry Tracy to continue to act as co-treasurer. Seconded by Jessica Henn. Ten members voted yes, one (1) abstained (Conor Latham) The motion passed.

Review Dilbeck quote for irrigation repairs: Loni Borkowski reported that the sprinkler timers are currently on same timer as lights. A quote was received from Dilbeck Lawn & Landscape for replacement of internal parts to allow the irrigation system to run separately from the lighting. A motion was made by Doug Ross to

have Dilbeck complete the work in an amount not to exceed \$1200. Jerry Young seconded. All members voted yes. The motion passed.

Schedule September work session: Nate Ellwitz set Thursday, September 7, 2023 at 7 p.m. as the date to discuss budgeting, the reserve study and implementation of a communication plan

A motion to adjourn was made by _____ and seconded by _____. The meeting concluded at 8:35 p.m. The next meeting will be held at the Whisper Creek Clubhouse on September 11, 2023 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 updating tracking sheet.
2. Gates, Cameras, and Guardhouse: (a) 42 new barcodes issued in the past 30 days. (b) Scheduled multiple back gate repairs. (c) Ordered new stock of barcodes, renewed Doorking annual subscription, restocked guardhouse supplies.
3. RV Lot: Provided information to finance manager for quarterly billing.
4. Misc. Repairs: (a) scheduled repair of split rail fence (near resident gate), (b) scheduled repair of stop sign (Cattails entrance).
5. Communications: Newsletter, website, digital sign. (a) August newsletter sent to residents, (b) Two new residents moved into the neighborhood. They were added to the email notification list and provided with welcome packets and barcodes. (c) Sent various neighborhood email alerts to residents and responded to multiple resident voice mails and emails.

~~C&R Committee working with C&R~~

ARB: Lynda Pace reported that the following applications were reviewed and approved by the ARB in June 2023:

1. Refurbish landscaping (1)

Stormwater and Sewer: Terry Tracy reported that Phillip Schofield with CTI will attend the August 14, 2023, Board meeting to review quotes/options for the Windstone Drive culvert project. No activity on Stormwater.

Trash: No activity

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

1. Unsightly conditions / overgrown lawn & weeds (3)

Lakes: Terry Tracy reported that the Lake Wisley level control project has been completed. He further reported that when the lake raises to a sufficient level, the fountain pump/motor will be cleaned and placed back in service. Dye was added to Lake Wisley.

Roads: Terry Tracy reported that he has received a quote for relocating 5 speed humps currently located over culverts and the removal of 1 speed hump. He also reported that the driveway and curb repairs from the water main leak damage on Windstone Drive were completed by CUDA.

Community Planning: No activity.

Special Events/Playground: Jessica Henn reported that new signs for the playground and yard sale were purchased to replace the damaged signs.

Gates and Security: Jerry Young reports that they are working to resolve the ongoing issues with the back gates.

Landscaping: Loni Borkowski reported that two dead trees were removed.

RV Lot: Doug Ross reported that an additional quote was received for the RV Lot fence repair.

Golf Course: Mike Schillaci reported that six (6) complaints were received regarding the condition and appearance of the entrance to the Golf Club and the berm. Spoke with Tim Gilbert and was told a new sign would be delivered soon, and new sod installed as soon as funds are allocated for that area.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President