

**WRA Regular Meeting Minutes**  
**8/12/24**

Vice President, Loni Borkowski, called the meeting to order at 7:03 p.m. The meeting was held at the Whisper Creek Clubhouse. Directors in attendance: Loni Borkowski, Conor Latham, Mike Adkins, Mike Schillaci, Lynda Pace, Rene Straub, Landon Moser. Absent: Marlene Varney, Jerry Young, Nate Ellwitz. Also in attendance was Business Manager, LeAnn Granic.

Guests: 5

One resident expressed his concerns regarding the operation of the back gates. He further expressed that the road repair on Windstone Drive was substandard and wanted the Board to pursue additional actions to have it resurfaced in a more attractive manner.

One resident expressed concerns about overgrown shrubbery that makes it difficult to see oncoming traffic turning onto Windstone Drive near the back gates.

One resident questioned the status of his pending rental request on Woodway Drive.

Director Borkowski made a motion to approve the July 22, 2024, Regular Board Minutes. The motion was seconded by Director Pace. A vote was taken, eight (8) members voted yes and the motion passed. Directors Straub and Latham abstained.

The Finance Manager, Lisa Crowder, was unable to attend the meeting. The financials will be reviewed and voted on during the September 2024 meeting.

Director Latham made a motion to approve the July 22, 2024, Executive Session Minutes. Director Adkins seconded the motion. A vote was taken, and the motion passed.

Old Business:

Lake Wisley rip rap repair update: Director Pace reported that the project will begin in approximately 3 weeks.

New Business:

Windstone Drive. repairs: Director Pace reported that she has been in contact with Catoosa County regarding the current and upcoming road repairs and Windstone

Drive. She will meet with county officials prior to the new road repair near the entrance of the Pines. Catoosa County indicated they will be laying new water pipe in Windstone sometime in the future. There is no firm time commitment.

A motion to add an agenda item regarding tree work on Windstone Drive was made by Director Latham and seconded by Director Adkins. Director Pace contacted Cut Right Tree Service. Cut Right provided an estimate for tree removal in the amount of \$1,200.00. Director Pace made a motion to accept the estimate and was seconded by Director Borkowski. A vote was taken. Ten (10) members voted yes. The motion passed.

Landscaping Proposal for the Pines entrance: Director Borkowski procured an estimate from Craig Dilbeck for upgrading the landscaping at the entrance of the Pines in the amount of \$2,400, which would include new shrubbery and the installation of new sod. Mr. Dilbeck also provided an estimate for upgrading the island area located in the Pines. The upgrade would include new PVC piping, rotors, irrigation installation, and sod. The estimate provided that both areas could be done at a cost of \$17,000. After much discussion, the Board is requesting a more comprehensive breakdown as to plans, plantings and irrigation. The discussion was tabled until the September meeting.

Lake Haven entrance repairs: An insurance claim was filed to repair all damages incurred after an automobile accident at the corner of Windstone Drive and Woodway Drive. It is anticipated that the repairs may take several months to complete.

A motion to end regular session by Director Borkowski and was seconded by Director Latham. A vote was taken, ten (10) members voted yes. The motion passed and the meeting ended was adjourned at 8:49 p.m. The next meeting will be held at the Whisper Creek Clubhouse on September 9, 2024, at 7:00 p.m.

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## Committee & Business Manager Reports:

### Business Manager's Report:

1. C&Rs:
  - a. Continued working with C&R Chairperson to address multiple issues in the neighborhood, including notification letters and tracking sheet updates.
2. Gates, Cameras, and Guardhouse:
  - a. 51 new barcodes issued in the past 30 days
  - b. Working on camera repair / connectivity issues
  - c. Replaced guardhouse door locks

3. Streetlight repairs:
  - a. Scheduled service for streetlight outages in Whisper Creek
4. Communications: Monthly newsletter, website updates, and digital sign
  - a. Sent neighborhood email alerts and responded to multiple resident VMs and emails, and continued working with attorney on various legal matters.
5. General Repairs & Misc.
  - a. Removal of tree in RV lot (damaged by storm)
6. Legal Update: (Executive Session)

### ARB

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

1. Rebuild after fire (1)
2. Screen in porch (1)
3. New metal fence (1)
4. Tree removal (3)
5. Painting home (2)
6. New roof shingles (2)

### C&Rs

Member: Rene Straub

Activity: 14 violation letters sent in past 30 days.

1. Unsightly conditions yard
  - a. (12), home exterior
2. Excessive noise (1)
3. Removal of political signage (1)

### Gates & Security:

Member: Jerry Young

Activity: No new activity

### Golf:

Member: Mike Schillaci

Activity: No new activity

### Lakes:

Member: Lynda Pace

Activity: No new activity

Landscaping:

Member: Loni Borkowski

Activity: Received and reviewed quotes for landscaping upgrades in the Pines.

Playground:

Member: Marlene Varney

Activity: No new activity

Roads:

Members(s): Landon Moser

Activity: No new activity

RV Lot:

Members: Mike Schillaci

Activity: No new activity

Sewer:

Member: Lynda Pace

Activity: No new activity

Special events:

Member(s): Marlene Varney

Activity: Yard sale scheduled for September 7, 2024

Stormwater:

Member(s): Nate Ellwitz

Activity: No new activity

Trash:

Member: Conor Latham

Activity: No new activity

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President