

**WRA Minutes**  
**August 9, 2021**

President Jim Wills called the meeting to order at 7:00 p.m. This meeting was held at the Whisper Creek Clubhouse. Directors present: Johnny Barnes, Justin Cash, Debbie Gwaltney, Lynda Pace, Doug Ross, Terry Tracy, and Jim Wills. Directors absent: Gary Booth (proxy held by Lynda Pace), Thomas Hickey (proxy held by Johnny Barnes), and Tonya Holland (proxy held by Johnny Barnes). Guests: Business Manager LeAnn Granic and two (2) residents.

Director Cash made a motion to approve the July 12, 2021, Regular Meeting Minutes. Director Ross seconded. The motion passed.

#### Financial Report

Director Tracy submitted the following Financial Report:

1. The WRA remains in a favorable cash position, allowing the WRA to move forward on several maintenance and improvement projects. The collection process for residents who may have accrued dues' account balances is working well. Residents are encouraged to contact Financial Manager Crowder if they have questions about their account.
2. Director Cash motioned that the July 2021 Financial Report be accepted. Director Pace seconded. The motion passed.

#### Business Manager's Report

1. RV Lot:
  - a. Business Manager Granic will meet with Dilbeck Landscaping to finalize the scope of work for repair of the RV lot fence.
  - b. Three (3) RV lot spaces were leased in the past 30 days.
2. Communications:
  - a. The August newsletter was emailed to residents and uploaded to the website. Following approval, the July Regular Meeting minutes will also be uploaded.
  - b. The WRA online resident directory has been updated, new residents have been added to the email notification list, and barcodes and welcome packets were provided to five (5) new residents.
  - c. Responded to resident concerns and inquiries regarding C&R complaints, ARB requests, RV lot requests, and the like. Continue to work with prospective home buyers, real estate agents, guardhouse guards, and others, as necessary.
3. C&Rs Violations: An updated letter was sent to a homeowner with long-standing and on-going C&R violations advising them that fines have progressed according to the procedure outlined in the C&Rs. Per WRA procedure, a bar code request from this resident has been denied due to their outstanding account balance. The C&R chairperson and Financial Manager will continue to attempt to work with the homeowner until these issues have been resolved.
4. Streetlights: Two (2) streetlight outages in Whisper Creek have been repaired.
5. Cattails Trashcan: A park trashcan, suitable for outdoors, has been ordered for placement in the overflow parking area off Windstone Drive. It will be installed upon arrival.
6. Barcodes: Golf course members who are not also WindStone residents will be limited to two (2) vehicle barcodes each. Tim Gilbert has been made aware of and agrees with this policy change.

Guest Speakers: A resident addressed the Board of Directors regarding drainage issues on their property. A second resident addressed common area landscaping concerns.

#### New Business

1. Lake Wisley Shoreline Maintenance: The Lake Wisley shoreline is eroding. A landscaping proposal designed to limit this erosion will be presented at the September 13, 2021, Regular Meeting.
2. Roads:
  - a. A speed bump on Windstone Drive is failing; two sections are pulling up from the road. This speed bump has been previously repaired, and sections replaced at a cost of \$750.00 (seven hundred fifty dollars) each.
  - b. Director Cash motioned that this speed bump be removed, and the grooves and holes be repaired with tar. He further moved to pay Paris Construction no more than \$500.00 (five hundred dollars) and to bundle this project with the pothole repairs. Director Tracy seconded; the motion passed.
3. Board of Directors: Director Allen has vacated his seat on the WRA Board of Directors.

#### Unfinished Business

1. Drainage Ditch Maintenance: A final scope of work with firm pricing has not been received from Paris Construction for work on The Overlook drainage ditches and culvert repair under Windstone Drive at Lake Wisley. The WRA BoD approved up to \$47,000.00 (forty-seven thousand dollars) be paid to Paris Construction for the completion of this project. This project will be completed in phases, following the completion of the sidewalk extension along Windstone Drive at Lake Wisley. Residents living in the affected areas will be notified of the construction activity, as necessary.
2. RV Lot Maintenance: Brush and weeds must be removed from the RV lot fence before repairs to the fence can be done. Director Cash moved that no more than \$3,500.00 (three thousand five hundred dollars) be paid to Dilbeck Landscaping to clear brush and weeds from the RV lot fence. Director Pace seconded. The motion passed.
3. Community Enhancements:
  - a. Windstone Drive Sidewalk Extension: RP Concrete Services will begin construction of the sidewalk extension in mid-August. This project is weather-dependent. The golf course has requested that they receive the spoils from the installation of the sidewalk.
  - b. Lake Wisley Pavilion: Director Tracy has continued to gather information about a possible pavilion installation at Lake Wisley. He has priced a pavilion kit and met with an electrician. No further action was taken at this time.
  - c. WindStone Signage:
    - i. The large WindStone signs at the main entrance were temporarily repaired and repainted last year. These wooden structures have extensive termite damage and will soon need to be replaced in their entirety. Director Pace presented a rendering from Ortwein Sign of a potential upgrade to the entrance signs; these were renderings only and did not include pricing. Director Pace will follow-up with Ortwein to pursue a quote for this project.
    - ii. Other signage in the neighborhood is being evaluated for condition, compliance, and necessity.
4. Roads: Pothole repairs should begin in mid-August. This project is weather dependent.
5. 410 Lonesome Dove: A quit-claim deed has been filed with the court for this property.

#### Committee Reports

1. ARB:
  - a. The ARB has reviewed and approved the following requests from WindStone homeowners in July 2021:
 

i. Tree removal (3)	v. Deck repair (1)
ii. Exterior painting (6)	vi. Add screened porch (1)
iii. Window replacement (1)	vii. Stain existing fence (1)
iv. Rework drainage and replace outside steps (1)	
  - b. The ARB continues to remind residents that all exterior projects (new roofs, repainting, fences, pool installations, etc.) need to be approved *prior* to the onset of the work.
2. Lakes: No activity.
3. Trash Service: No activity.
4. RV Lot: Please see Business Manager's Report, Item 1 and Unfinished Business, Item 2.
5. Roads: Please see Unfinished Business, Item 4.
6. C&Rs:
  - a. The following C&R issues were addressed in the last 30 (thirty) days: trailer in driveway for extended period of time (1); yard maintenance (5), tree branches extending into street causing safety hazard (1).
  - b. Please also see Business Manager's Report, Item 3.
7. Golf Course: No activity.
8. Landscaping:
  - a. CutRate Tree Service removed three (3) trees on WindStone common property.
  - b. Dilbeck Landscaping repaired two (2) sprinkler valves. Director Cash is also working with Dilbeck to mow WRA-owned property on Blue Jay Parkway.
  - c. Landscape Lighting:
    - i. Landscape lights located outside the front gate were repaired or replaced; several of these lights were replaced under warranty.
    - ii. Landscape lights located inside the front gate were inspected; five (5) lights were sent to Kichler to determine if these repairs could be completed under warranty.
    - iii. Several nicked wires were repaired.
9. Security/Gates: The red and white reflective tape on the front gates has been replaced with black reflective tape. Additional tape has been ordered to complete the job.
10. Sewers: No activity.

11. Special Events: The August 2021 Yard of the Month was awarded to Roger and Virginia Gallup, 9419 Lazy Circles.

12. Playground:

- a. The playground repainting project has been completed. This project was delayed due to rain; we appreciate residents' patience during this time. Thanks are extended to Ed and Joye Williamson for providing the water and electricity needed to restore the playground.
- b. A border will be installed around the mulched area of the playground on September 11, 2021, weather permitting.

13. Stormwater: Please see Unfinish Business, Item 1.

Director Cash moved to enter Executive Session for the purpose of approving Executive Session Minutes and resident work requests. Director Ross seconded, and the motion passed. The Executive Session convened at 8:52 p.m. Director Tracy moved to close the Executive Session; Director Barnes seconded. The motion passed and the Executive Session ended at 9:21 p.m. Director Cash moved to close the Regular Meeting; Director Barnes seconded. The Regular Meeting closed at 9:47 p.m. The next regularly scheduled meeting will be held on September 13, 2021, at 7 p.m. at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President