

WRA Regular Meeting Minutes 12/11/23

President, Nate Ellwitz, called the meeting to order at 7:00 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance were Nate Ellwitz, Mike Adkins, Jessica Henn, Lynda Pace, Jerry Young, Doug Ross, Conor Latham, Rene Straub. Absent: Loni Borkowski, Terry Tracy, Mike Schillaci. Also present was the Business Manager, LeAnn Granic and Finance Manager, Lisa Crowder.

Guests: 3

President, Nate Ellwitz, asked for a motion to approve the November 13, 2023, Board Minutes. Conor Latham made a motion to approve and was seconded by Lynda Pace. A vote was taken; 10 members voted yes, one member abstained (Jerry Young) and the motion passed.

Financial Report:

The Financial Reports for October and November, 2023, were presented by Finance Manager, Lisa Crowder.

As of October, 2023, the HOA reported total assets of \$199,760.97 and a net income of \$-138,377.36 (YTD -\$37,076.26). A motion was made by Lynda Pace and seconded by Mike Adkins. 10 members voted yes and one member abstained (Doug Ross). The motion passed.

As of November, 2023, the HOA reported total assets of \$2,023,054.43 and a net income of \$20,567.04 (YTD is -\$16,509.22). A motion to accept the Financials was made by Jessica Henn and seconded by Doug Ross. 11 voted yes. The motion passed.

Guest Speakers: 3

One resident asked about a deck replacement on their property. One resident questioned the amount allowed, per the C&Rs, to be allocated to the road reserve and had questions concerning the collection of delinquent accounts as a source of revenue to fund infrastructure projects.

Old Business:

2024 Budget – review and approve: Motion to approve the 2024 budget was made by Jerry Young and seconded by Mike Adkins. 11 members voted yes. The motion passed.

Collapsed culvert (Blue Jay Parkway): Lynda Pace reported she contacted the builder of the home and he provided further information. Following discussion, the board determined the collapsed culvert, located on the homeowner's property, is the responsibility of the homeowner to maintain and repair as needed. A notification letter will be sent to the homeowners regarding the matter.

New Business:

Replacement of street light pole on Blue Jay Pkwy: One of the lamp poles is severely cracked and is need of replacement. Allied Electric provided a quote in the amount of \$5,425.00. LeAnn Granic will obtain additional quotes prior to the January meeting.

A motion was made to add an agenda item to the December meeting by Lynda Pace and seconded by Nate Ellwitz. 11 members voted yes. The motion passed. Lynda Pace reported that there is severe drainage from Lake Wisley to the creek. Nate Ellwitz will follow up with Terry Tracy to examine the issue. She also reported that the walking bridge needs to have the bridge supports reinforced and the netting placed around Lake Wisley needs to be removed as it is unsightly and currently a tripping hazard.

Executive Session: A motion to exit regular session made by Mike Adkins and seconded by Conor Latham. Nate Ellwitz made a motion to go to executive session and seconded by Jerry Young for the Board members to review the minutes of the Executive Session dated November 13, 2023. Nate Ellwitz made a motion to accept the November 13, 2023 Executive Session minutes. Conor Latham seconded. 11 members voted yes. The motion passed.

A motion to adjourn was made by Nate Ellwitz and seconded by Jerry Young. The meeting concluded at 7:41 p.m. The next meeting will be held at the Whisper Creek Clubhouse on January 8, 2024, 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 tracking sheet updates.
2. Gates, Cameras, and Guardhouse: (a) 45 new barcodes issued in the past 30 days. (b) Scheduled service visit for front exit gate (loop detectors replaced). (c) Replenished barcode supply. (i) Resident fine letter (hitting back barrier arm).
3. RV Lot: (a) New locks installed on both gates and new keys issued. (b) Scheduled trash removal.
4. Streetlights: (a) Scheduled streetlight repair on Wisley Way.
5. Communications: Newsletter, website, and digital sign. (a) Sent various neighborhood email alerts and responded to multiple resident VMs and emails. (b) Resident notification letter (dues increase).

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

1. Tree removal (1)
2. New roof (1)
3. Repaint home (2)
4. Add roof over existing deck (1)

Stormwater: No activity

Trash: No activity

C&R's: No activity

Lakes: The pump in the well that services Lake Haven was activated in November to help stabilize the water level due to lack of rain. Thanks to Justin Cash for turning on the electricity to activate the pump.

Roads: No activity.

Community Planning: No activity

Special Events/Playground: No activity

Gates and Security: No activity.

Landscaping: No activity.

RV Lot: A trespasser was removed from the RV Lot. New locks were installed and residents were asked to pick up new keys.

Golf Course: No activity.

Sewer: No activity

Trash: No update.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President