

WRA Regular Meeting Minutes

2/12/24

President, Nate Ellwitz, called the meeting to order at 7:01 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance were Nate Ellwitz, Jessica Henn, Mike Adkins, Jerry Young, Lynda Pace, Mike Schillaci, Terry Tracy, Loni Borkowski and Rene Straub. Absent: Doug Ross and Conor Latham. Finance Manager, Lisa Crowder and Business Manager, LeAnn Granic, were absent.

Guests: 5

One resident (Whisper Creek Board Member) requested clarification and information on possible fees for non-resident golfers and conflicts of interest. He further questioned possible security risks in the community and how the use of increase in fees would be used.

One resident questioned security procedures prior to 5pm to eliminate solicitors.

President, Nate Ellwitz, asked for a motion to approve the January 8, 2024, Board Minutes. Jessica Henn made a motion to approve and was seconded by Mike Schillaci. A vote was taken: 9 members voted yes, and the motion passed.

Financial Report:

The Financial Report for January 2024 was provided to the Board by Finance Manager, Lisa Crowder. As of January 2024, the HOA reported total assets of \$2,066,770.54 and a net income of \$33,116.41 (YTD \$33,116.41). A motion to approve the financials was made by Terry Tracy and seconded by Loni Borkowski. 9 members voted yes, and the motion passed.

Terry Tracy met with Regions Bank regarding investment accounts to manage money in the infrastructure fund. The money would be put into a money market, CDs or other interest-bearing accounts, none of which would include risky investments. All further discussion was tabled until next month.

Terry Tracy made a motion to add a reserve study update to the agenda. Seconded by Nate Ellwitz. 9 members voted yes, and the motion passed. Director Tracy

updated the Reserve spreadsheet to accurately reflect the fees being collected in 2024 and actual 2023 spending. He will provide updated spreadsheet to all board members and the document will also be posted on the members only portion of the WRA website.

Terry Tracy made a motion to add the 2023 annual audit update to the agenda. Seconded by Nate Ellwitz. 9 members voted yes, and the motion passed. Director Tracy met with the Finance Manager and the auditor. Completion of the audit is scheduled for the 3rd week in March. Money was moved into capital expenditures in the amount \$216,254.96, all of which are assigned a 15-year useful life. The reserve study will be mentioned in the audit; the summary of the 30-year plan, and cash inflows and outflows.

Old Business:

Barcodes for non-resident golfers: 200 names of non-residents who have barcodes have been identified. Mike Schillaci investigated a past agreement with the golf course to determine if the HOA can increase the fees for golfer barcodes. Further discussion of this matter was tabled until the March meeting.

New member initiation fee: Tabled until March.

March 2024 election for open board member seats: 4 seats open; 3 applicants. The Board will be one seat short for 2024.

Engineering consulting firm for road management: Investigation for an engineering firm to oversee road work was tabled until the March meeting.

New Business:

Review quote for Lake Wisley fountain light replacement (Lynda Pace): Quote received from Don Swafford for the replacement of the lighting at Lake Wisley. Director Pace will contact Mr. Swafford to get additional clarification on all available options. Tabled until the March meeting.

Review quote for security cameras and security options (Jerry Young): Jerry contacted Vector Security to review Windstone's security needs and replacement

of cameras and video recorders. Report on security and access management for review was presented by Director Young. Further review of possible electronic remedies for neighborhood security needs is ongoing. The Board discussed different remote options. Further review and action was tabled until March.

A motion to adjourn was made by Loni Borkowski and seconded by Mike Adkins. The meeting concluded at 8:03 p.m. The next meeting will be held at the Whisper Creek Clubhouse on March 11, 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) 34 new barcodes issued in the past 30 days. (b) New license plate camera (back gate) and front resident camera on order. (c) Scheduled service visit for guardhouse toilet.
3. Annual meeting: (a) Posted annual meeting date/time and open board member seats on website, newsletter, and email blasts (Two applicants: Marlene Varney & Landon Moser). (b) Working with printer on ballot proof and bulk mailing. (c) Annual meeting venue confirmed (New Heights Baptist Church, 3/25 @ 7p.m.)
4. Communications: Newsletter, website updates, and digital sign. (a) Sent various neighborhood email alerts and responded to multiple resident VMs and emails.

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

1. Tree removal (1)
2. Painting home (1)
3. Sunroom enclosure.

Stormwater: No activity

Trash: No activity

C&R's: Rene Straub reported the following C&R violations:

1. Unsightly condition (1)
2. Grinder pump issue (1)
3. Excessive speed in neighborhood

Lakes: Dye was added to both lakes. An estimate was received from Don Swafford to replace lights on the fountain Lake Wisley and will be reviewed at the February WRA Board meeting.

Roads: No activity.

Community Planning: No activity

Special Events/Playground: No activity.

Gates and Security: No activity.

Landscaping: No activity.

RV Lot: No activity.

Golf Course: No activity.

Sewer: No activity

Trash: No activity.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President