

WRA Regular Meeting Minutes
1/08/24

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, Loni Borkowski, Mike Adkins, Lynda Pace, Mike Schillaci, Jessica Henn, Rene Straub, Terry Tracy, Conor Latham. Absent: Doug Ross. Also, present was the Business Manager, LeAnn Granic and Finance Manager, Lisa Crowder.

Guests: 1

President, Nate Ellwitz, asked for a motion to approve the December 11, 2023, Board Minutes. Jessica Henn made a motion to approve and was seconded by Mike Adkins. A vote was taken; 11 members voted yes, and the motion passed.

Financial Report:

The Financial Report for December 2023 was presented by Finance Manager, Lisa Crowder.

As of December 2023, the HOA reported total assets of \$2,039,816.56 and a net income of \$15,636.09 (YTD \$-1298.13). A motion to approve the financials was made by Mike Adkins and seconded by Lynda Pace. 11 members voted yes, and the motion passed.

Old Business:

Replacement of broken streetlight pole on Blue Jay Pkwy.: LeAnn Granic reported that she had reached out to several companies to replace the broken light pole on Blue Jay Pkwy. but they indicated that they were not interested in pursuing the work. One quote was received from Allied Electrical in the amount of \$5425.00. Discussion ensued and a motion to approve the replacement of the light pole in an amount not to exceed \$5425.00 was made by Loni Borkowski and seconded by Lynda Pace. 7 members voted yes, 4 members voted no and the motion passed.

Replace damaged bench at Lake Wisley: Lynda Pace reported that replacement of the bench would be \$700 to \$1000. Lynda Pace made a Motion to replace the bench in an amount not to exceed \$1000. Loni Borkowski seconded. 11 members voted yes and the motion passed.

New Business:

Non-resident golfer barcodes: Concerns were raised over golfers paying the same bar code fee as residents. Jerry Young suggested that the Board charge golfers \$25 annually, per barcode. The existing prior agreement with the golf course will be examined by Mike Schillaci prior to any decision being made. The discussion was tabled until the February meeting.

Replacement of broken license plate camera (entrance side, back gate): Pegasus Controls provided a quote of \$1,187.28 for replacement of the camera. Terry Tracy made a motion to approve the expenditure, Loni Borkowski seconded the motion. 8 members voted yes, 3 members abstained (Jerry Young, Doug Ross, Conor Latham). The motion passed.

New member initiation fee: Nate Ellwitz discussed the possibility of instituting a one-time initiation fee for incoming new HOA members to help cover neighborhood costs. Conor Latham will investigate other neighborhoods to determine their procedures. Once the investigation is complete, he will provide several options. He will also determine if a new member initiation fee would have a significant, positive impact on budgeting. Approval will be needed by the current membership for a C&R change.

March 2024 election for open board member seats: Four (4) seats on the Board will be open. LeAnn Granic reported the deadline for submitting the ballot to the printer is mid-February.

Investment firm for infrastructure fund management: Terry Tracy reported that the Board, at different times, will have funds more than what is FDIC insured in its accounts. He suggested the Board find an investment firm to manage that account so that it can be split into different accounts to achieve the most beneficial financial outcome. He further suggested the reserve study be reviewed again by the Board. The discussion was tabled until the February meeting.

Engineering consulting firm for road management: Terry Trace suggested the Board hire a consulting firm to act as project manager for the road repairs in the neighborhood. The consulting firm would manage the project on behalf of the Board from start to finish. No roadwork is slated to begin in the calendar year 2024.

A motion to adjourn was made by Loni Borkowski and seconded by Terry Tracy. The meeting concluded at 7:48 p.m. The next meeting will be held at the Whisper Creek Clubhouse on February 12, 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) 28 new barcodes issued in the past 30 days. (b) Back gate barrier arm hit twice in past month (barcodes deactivated, fines plus damages assessed).
3. RV Lot: (a) One new space leased.
4. Streetlights: (a) Gathering quotes for streetlight post repair on Blue Jay Pkwy.
5. Communications: Newsletter, website, 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 December 2023:

1. Deck replacement (1)
2. Tree removal (1)
3. Jacuzzi installation. Denied at this time due to placement. Communication with the homeowner is ongoing regarding another location.
4. Letter sent to a homeowner mandating a final date for completion of outside of home and landscaping.

Stormwater: No activity

Trash: No activity

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

1. Barking dog (2)
2. Unsightly condition (1)
3. Grinder pump issue (1)

Lakes: The newly installed control valve at Lake Wisley has been closed. The fountain has been cleaned, reactivated and the swans replaced. The wiring for the lights is in bad repair. More information to follow. The bench near the lake was damaged during construction and needs to be replaced. Quotes are being sought and will be presented to the Board as soon as they are received.

Roads: No activity.

Community Planning: No activity

Special Events/Playground: Jessica Henn reported that the Windstone Holiday Home Tour was a great success. Five (5) houses hosted and approximately fifty (50) residents attended who, through their donations, helped provide Christmas to many Y-Cap families.

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