

WRA Minutes
July 8, 2019

President Wills called the meeting to order at 7:05 p.m. at the Whisper Creek Clubhouse. Directors present: Jordan Allen, Johnny Barnes, Justin Cash, Bob Christenson, Tonya Holland, Mike Nist, Lynda Pace, Steve Patterson, Past President Rene Straub, Jared Stehney, Terry Tracy, and Jim Wills. Directors absent: Debbie Gwaltney (proxy held by Lynda Pace). Guests: Business Manager LeAnn Granic, Financial Manager Lisa Crowder, and one (1) resident.

Director Nist motioned to approve the June 11, 2019 Minutes. Director Patterson seconded and the motion passed.

Financial Report

Financial Manager Lisa Crowder and Director Terry Tracy submitted the following Financial Report:

1. Director Tracy reviewed the June 2019 Monthly Financial Executive Summary.
2. The dues late charges policy was reviewed. Current policy states that late fees (now 1 (one) percent of the outstanding balance) will begin accruing on the first day of the month following the billing cycle in which they were due. Director Allen made a motion to adjust the WRA assessment late charge to \$3.00 (three dollars) per billing cycle, to be applied fifteen (15) calendar days after the due date of the assessment. Past President Straub seconded and the motion passed. This policy will become effective with the August 2019 billing cycle.

Business Manager's Report

1. Maintenance and Repairs: The surge protector for the rear entrance gate was struck by lightning. The scanner was not damaged; however, the surge protector was, disabling the rear gate. The surge protector was repaired on July 8, 2019, and the gate is now functioning.
2. RV Lot: Two new RV spaces have been assigned.
3. Residential Directory:
 - a. The 2019 Residential Directory was uploaded to the Windstone website in June and residents were sent an invitation link via email.
 - b. Several residents have contacted the WRA office to update their contact information. The directory will continue to be updated throughout the year.
 - c. The directory is accessible only by residents who have provided their email information to the WRA office and who then respond to the invitation link sent to them.
4. Rear Gate Barrier Arm Damages: The rear exit gate yellow barrier arm was damaged again on July 1, 2019. Through video surveillance, it was determined that the vehicle which damaged the arm did not belong to a resident. The Hamilton County Police Department is investigating this incident. Residents are reminded not to allow vehicles without a bar code to piggy-back on their vehicles. Surveillance cameras are positioned in both lanes and anyone involved in actions that result in damages to the gates or barrier arms will be assessed repair costs.

Unfinished Business

1. Morris Property:
 - a. The WRA continues to work through its attorneys to bring this case to a conclusion. Due to critical legal deadlines, it may become necessary to call a Special Meeting regarding further steps in this matter prior to the next regularly scheduled monthly meeting of the WRA Board of Directors. Residents will be notified prior to any such meeting.
 - b. The property was recently mowed. A port-a-potty remains on the property. Director Barnes will contact the owner of the unit to facilitate its removal.
2. Road Expenditures:
 - a. Lonesome Dove: Repairs to the damaged culvert have begun. The repair is expected to be completed within six (6) weeks, should there be no weather delays. CTI is monitoring the progress of the repair on a daily basis.
 - b. Herron Lane and Windstone Drive: Director Patterson is working to replace the drainage culvert cover on Herron Lane, the road drainage issues at a home on Windstone Drive, and repair the speed bump on Windstone Drive. He hopes to have

these projects completed as part of a single agreement with the company which will be repairing the Windstone Drive speed bump.

3. Lake Wisley Spillway: Director Allen has contacted Jan Pass with Passpointe Engineering regarding engineering plans for the repair of the Lake Wisley spillway. The project will be sent out for bid once these plans and corresponding permits have been received. A timeline for the repair has not yet been established.
4. Hummingbird Hill: The WRA continues to work with the homeowner on corrections to alterations of approved outdoor improvements to the property. Director Nist moved to deny any retroactive variance requests to alter the length of a privacy fence originally approved by the Architecture Review Board (ARB) to end at the rear corner of the house in question. If the unapproved fence extension beyond the corner of the house (the length originally approved by the ARB) is removed within forty-five (45) days of the date of notification to the homeowner and the home is brought into compliance with the specifications originally approved by the ARB, any liens related to the unapproved alterations shall be removed from the homeowner's account. Director Cash seconded this motion. The motion passed.
5. Tree Removal: A motion to spend not more than \$1,000.00 (one thousand dollars) to cut down and remove several trees along Lake Wisley was made and approved at the April 8, 2019 WRA Board of Directors meeting. This work is still pending. Since that time, a number of other trees needing to be trimmed and/or removed in several common area locations in Windstone have been identified, including on property owned by the WRA along Hurricane Creek and at Lake Haven. Director Nist moved to amend his original motion to include this additional work, to be completed by CutRite Tree Service, bringing the total cost of removal to \$2,950.00 (two thousand nine hundred fifty dollars). Past President Straub seconded the motion. The motion passed.

New Business

1. Windstone Drive: A speed bump on Windstone Drive near Lake Wisley has been damaged. The company which originally installed the speed bumps has been purchased by another firm. Director Patterson is working with the new firm to order and install replacement parts.

Committee Reports

1. ARB: The ARB reviews exterior projects of WindStone homes prior to the start of these projects. They appreciate homeowners who adhere to the correct process to receive approval for this work. Documents needed to begin this process are located on the WRA website. The ARB Board reviews all proposed applications and visits each property prior to making an approval decision. Should a proposal not meet WRA ARB requirements, the homeowner will be asked to alter the proposal and resubmit for approval. The ARB Board has reviewed and approved the following requests from WindStone homeowners:
 - a. Tree removal (3 homes)
 - b. Exterior painting (1 home)
 - c. Roofing (2 homes) and windows (1 home)
 - d. Two deposits were returned to homeowners following approval by the ARB of the completed projects.
2. Lakes:
 - a. Lake Wisley:
 - i. Algae treatment is continuing as planned.
 - ii. Spillway Repair: Please see Unfinished Business, Item 3.
3. Trash Service: No activity.
4. RV Lot/Maintenance:
 - a. The RV lot clean-up has been completed.
 - b. Proposals for improved lighting are being sought and should be available prior to beginning the budgeting process for 2020.
5. Roads: Please see Unfinished Business, Item 2.
6. C&Rs: Seventeen (17) total items have been addressed since June 13, 2019. Seven (7) of these issues have been resolved. Ten (10) items are being followed: overgrown shrubs/trees (4), unsightly conditions (1), parking (2), and dogs (2). One fine letter has been sent.
7. Golf Course: No activity.
8. Landscaping: Please see Unfinished Business, Item 5.

9. Special Events: The Yard of the Month sign has been repainted. The July Yard of the Month was awarded to Susan and Jim Edgar, 91 Woodpecker Place. These winners were announced in the July newsletter. Monthly winners will be given the opportunity to help choose the next month's winner.
10. Security Committee:
 - a. Rear Gates: The rear gate arms were hit numerous times during the last month. Repairs to the arms have been completed.
 - b. Please also see the Business Manager's Report, Item 4.
 - c. Several cars have been vandalized. Residents are reminded to remove all keys and personal items from their vehicles and lock vehicle doors when parking in unsecured areas such as driveways. Residents are urged to contact their respective counties' sheriff's department if such vandalism occurs.
11. Sewers: No report.
12. Playground: The sign damaged by vandalism at the playground has been repainted.

Resident guests were given an opportunity to address items of concern.

Director Tracy made a motion to adjourn the meeting at 9:11 p.m. Director Nist seconded. The motion passed. The next regularly scheduled meeting is August 12, 2019, at 7 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President