

WRA Minutes
July 13, 2020

President Jim Wills called the meeting to order at 7:01p.m. at the Windstone Golf Club Grill. Directors present: Johnny Barnes, Justin Cash, Bob Christenson, Debbie Gwaltney, Thomas Hickey, Tonya Holland, Mike Nist, Lynda Pace, Terry Tracy and Jim Wills. Directors absent: Gary Booth (proxy held by Johnny Barnes) and Jordan Allen (proxy held by Tonya Holland). Guests: Business Manager LeAnn Granic, Financial Manager Lisa Crowder and three (3) residents.

Director Nist made a motion to approve the June 8, 2020, Regular Meeting Minutes. Director Hickey seconded, and the motion passed.

Financial Report

Financial Manager Lisa Crowder submitted the following Financial Report:

1. Financial Manager Crowder presented the Financial Report for June 2020. Director Nist moved to accept the reports as presented. Director Tracy seconded. The motion passed.
2. Past-due accounts continue to be brought up-to-date.

Business Manager's Report

1. RV Lot: Two new RV spaces were leased to residents
2. Covenants and Restrictions: The thirty-second Covenants and Restrictions amendment approved in March 2020 has been filed in Catoosa and Hamilton Counties. The updated C&R document has been posted on the WRA website and a copy was provided to the C&R chairman.
3. Gates:
 - a. The front resident gate has undergone several warranty repairs and replacements parts have been installed.
 - b. Sixty-five (65) new barcodes were issued during the month of June.
4. New Residents: Eight (8) new residents have been added to the resident directory and email distribution list and have been provided with welcome packets and bar codes.
5. Website: The July newsletter has been added to the WRA website. The June 2020 board meeting minutes will be uploaded following approval.

Unfinished Business

1. Water Mitigation
 - a. Sump Pump Drainage: Eight (8) engineering firms were contacted to evaluate the sump pump drainage issues in Whisper Creek. None of these firms have been responsive.
 - b. Playground Drainage: A permanent solution for the playground drainage issues is still being evaluated.
 - c. Director Tracy made a motion to retain and pay a hydrologic engineer up to \$1,00.00 (one thousand dollars) to evaluate drainage issues in the Whisper Creek alley and at the playground. Director Nist seconded. The motion passed. Director Hickey indicated that he was familiar with a local hydrology firm and would arrange to have these issues evaluated.
 - d. Wisley Way Culvert: The culvert located on Wisley Way at the bottom of Hole 1 is degrading, causing erosion at the entrance of the culvert and exposing and undercutting the end of the metal pipe. This has resulted in a large amount of standing water to collect. Paris Restoration, who was onsite repairing the Lake Wisley spillway, excavated the entrance of the culvert and will place riprap to raise the elevation of the ground to the level of the exposed pipe. Placement of a concrete bulkhead at the entrance of the culvert may be necessary to further stabilize the structure but will not be completed at this time. Director Tracy moved that Paris Restoration be paid up to \$1,100.00 (one thousand one hundred dollars) for this work. The motion passed.
2. Lake Wisley Spillway:
 - a. The spillway has begun to leak again. The origin of the leak is currently unknown. Paris Restoration will reevaluate the repairs and will breach the dam to lower the lake level as necessary to locate the leak. Additional repair options will be determined at that time.
 - b. Trees along the creek side of Lake Wisley appear to be degrading the bank and may lead to further damage to the spillway. The situation is currently being evaluated.
3. Community Improvements: A board work session to review community improvement projects and assign project leads will be scheduled for July 27, 2020, at 7:00 p.m. This meeting will be conducted through GoToMeeting to evaluate the feasibility of utilizing this online meeting format, should the need become necessary.

4. Lonesome Dove Property

- a. Real Estate Taxes: A property tax assessment notice was received on this property from Catoosa County. This reassessment valued the property at a much higher rate than was previously determined. Director Tracy made a motion to file an appeal with Catoosa County regarding this new assessment. Director Holland seconded. The motion passed.
- b. Property Disposition: Due to new information that was presented during this board meeting, this discussion was temporarily suspended. A Special Meeting to discuss the disposition of this property will be held at 7 p.m. on July 20, 2020 at the WindStone Golf Course Grill to resume this discussion.

New Business

1. Wisley Way Drainage: A drainage issue was reported by a homeowner on Wisley Way. He requested that the WRA evaluate the problem. Upon visual inspection of the issue, it appears that the pipe causing this issue is not located on WRA common property. The Geographical Informational Service (GIS) system will be used to determine actual ownership of the property, and the owner will be apprised of the situation
2. Holding Pond: A holding pond located on WRA common property between Windstone Drive and Holden Farms Place has become overgrown and is flooding a resident's backyard. One bid to clear this overgrowth had been received, and a second bid is being sought. Director Nist will speak with Dilbeck Lawn Service to determine if this area should be cleared on an annual basis and added to their landscaping contract with WRA, or if it is more cost effective to clear this area on an as-needed basis.
3. Lakes:
 - a. The goose population continues to increase at both Lake Wisley and Lake Haven. Swans are natural deterrents to geese. Director Pace moved that up to \$300.00 (three hundred dollars) be used to purchase two mating pairs of swan decoys (one per lake) to be placed and anchored in both ponds to act as a deterrent to the geese. Director Barnes seconded. The motion was approved.
 - b. Lake Haven Overflow: Three large spillway pipes are used to help control overflow from Lake Haven. A section of one of these pipes has been exposed due to erosion, causing it to rust. A section of this pipe must be excavated in order to facilitate any repair. Director Nist motioned that Paris Restoration be paid up to an additional \$500.00 (five hundred dollars) to repair this pipe. Director Tracy seconded. The motion passed.
4. Landscaping:
 - a. Several landscaping lights failed and have been replaced. This repair was covered under the warranty on the lights.
 - b. New landscaping is needed in a number of common areas, including the entrance to The Meadowlands, the island where the electric sign is located, and unfinished landscaping restoration at the Lonesome Dove culvert project. Director Nist provided the board with several drawings detailing the proposed landscaping.
 - i. Director Nist moved that Dilbeck Landscaping be paid \$5,090.00 (five thousand ninety dollars) to re-landscape the Meadowlands entrance as per the diagram. These plantings will be installed during fall planting season. Director Tracy seconded. The motion passed.
 - ii. Director Tracy motioned that Dilbeck Landscaping be paid \$3,190.00 (three thousand one hundred ninety dollars) to install the landscaping at the front entrance center island, the island on Windstone Drive containing the digital sign and the Lonesome Dove culvert project. These plantings will be installed during the fall planting season. This amount also includes \$800.00 to clear the overflow drainage ditch at Lake Haven (please see Committee Reports, Item 2, Lakes). Director Nist seconded. The motion passed. Director Christenson abstained.

Committee Reports

1. ARB: The ARB has reviewed and approved the following requests from WindStone homeowners during June 2020:
 - a. Roof replacement (1)
 - b. Tree removal (3)
 - c. Porch enclosure (1)
 - d. Landscaping (2)
 - e. Replace windows and siding (1)
 - f. Pool addition (1)
 - g. Install fence addition (pending) (1)
 - h. Repaint home (2)
2. Lakes:
 - a. Lake Haven:
 - i. The overflow area has become overgrown and needs to be cleaned.
 - ii. Lake Haven is fed by a well. The well pump is not functioning, despite several attempts to reset it. The PVC pipe leading from the well to the lake is also damaged. A history of recent repairs to the pump has been requested.

- iii. There is a possible leak on the downhill side of the Lake Haven dam. This leak will be further evaluated when the grass has been mowed (the grass is currently mowed twice a year). Trees and tree stumps need to be removed from this side of the dam.
- iv. Several trees in and around the lake, the service road to the lake, and the lake overflow need to be removed.
- b. Please see Unfinished Business, Item 2, and New Business, Item 3.
- 3. Trash Service:
 - a. A new trash can has been placed at the parking lot near Lake Wisley.
 - b. A complaint about a leak from the garbage truck has been addressed with Stephens' Garbage Service.
 - c. Garbage bags used in the cans at the playground and Lake Wisley have been replenished.
- 4. RV Lot: Please see Business Manager's Report, Item 1.
- 5. Roads: Please see Unfinished Business, Item 1(a).
- 6. C&Rs: A total of thirteen (13) items were addressed, eight (8) of which were resolved.
- 7. Golf Course: When approached about jointly repairing the damaged culvert located at the bottom of Hole 1 on Wisley Way, golf club management denied any responsibility. Please see Unfinished Business, Item 1(d).
- 8. Landscaping: Please see New Business, Item 4.
- 9. Special Events: No activity.
- 10. Security Committee: No activity.
- 11. Sewers: No activity.
- 12. Playground:
 - a. The sawdust and mulch left from grinding the stumps of the trees that were removed has been cleaned up.
 - b. Please see Unfinished Business, Item 1(b).
- 13. Stormwater: Please see Unfinished Business, Item 1 and New Business, Items 1 and 2.

Director Nist motioned to adjourn the regular meeting at 9:33 p.m. Director Tracy seconded. The motion passed and the meeting ended. The next regularly scheduled meeting is August 10, 2020 at 7 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President