

WRA Regular Meeting Minutes

7/10/23

Nate Ellwitz called the meeting to order at 7:04 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance were Nate Ellwitz, Mike Adkins, Loni Borkowski, Jessica Henn, Conor Latham, Lynda Pace, Langdon Potts, Doug Ross, Mike Schillaci, Rene Straub, Terry Tracy and Jerry Young. Also present were Financial Manager, Lisa Crowder and Business Manager, LeAnn Granic. Guests: 6 residents

President, Nate Ellwitz, asked for a motion to approve the June 12, 2023, Board Minutes. Motion to approve the Minutes from June meeting to be voted on electronically. Loni Borkowski made a motion to approve and was seconded by Terry Tracy. A vote was taken with 10 members voting yes and 2 abstentions (Conor Latham and Doug Ross). The motion passed.

Financial Report:

The Financial Report was presented by Financial Manager, Lisa Crowder. As of June 2023, the HOA is reporting total assets of \$2,089,061 and a net income of \$10,622 (YTD is \$54,403). A motion to accept the Financials was made by Doug Ross and seconded by Conor Latham. The motion passed.

Guest Speakers:

One resident in attendance asked to speak to the Board.

A resident expressed his and his neighbor's concerns over the front gate not being manned 24/7 causing safety issues and that unwanted vendor materials were being left on his door and inside his mailbox. He also discussed his dissatisfaction regarding fencing issues and the timeline with which he was asked to replace or repair his fence facing Windstone Dr. He also indicated that he was experiencing stormwater drainage issues causing water to pool on his property. This issue was previously reviewed by Nate Ellwitz and it was his determination that there was a natural slope and low area on the homeowner's property causing the issue, but that

he would take another look. The resident also requested that a tree on Windstone property be removed.

Another resident spoke to the Board and indicated that he would like 24/7 security reinstated. He asked numerous questions regarding Windstone's Covenants and Restrictions, road repair plans, maintenance for the lakes, process for payment of HOA fees, WRA's emergency funds and contingency funds, etc.

Old Business:

9208 Windstone Drive (resident request): Nate Ellwitz reported that there is pooling water at the bottom of that driveway due to run off from the neighbor's property and the water was having difficulty reaching the nearby storm drain. Various remedies were discussed. Terry Tracy suggested that a 3" contour seal could be temporarily installed to divert the water to the drain. A further suggestion was made for another temporary solution to determine the exact cause of the problem before a permanent solution is implemented.

Windstone Drive culvert repair: Terry Tracy reported that he has no conclusive answer as to the life of the culvert repair but expects about 30 years if a concrete pipe is installed. If the sleeving or concrete lining quoted yield 15+ years life at the approximate 35% - 50% cost of new concrete pipes, those options may be considered. Decision to be made at the August meeting.

Lake Wisley – valve assembly/pipe installation update: Terry Tracy reported that the way the company has left the site is not acceptable but that the repair should be done the week of 7/10/23 and the site cleaned up.

Review of additional quotes for RV lot fence repair: Doug Ross reported that he received three (3) quotes to repair and replace damaged sections of fence and posts and clean out the overgrown vegetation on the fence line. 1. Quality Fence \$12,846 2. Quality Fence \$9310 3. Action Fence \$9880 + \$2378 to straighten posts on the left side (\$12,258). The matter was tabled until a 4th quote can be obtained, and all options will be reviewed at the August meeting.

Blue Jay Culvert Repair: Doug Ross reported that RP Concrete came and viewed the culvert that was recently repaired. A slip lining solution was prior approved by

the Board. The repair has since been completed, although the new pipe is significantly smaller than the original. Director Ross reached out to RP to determine if any improvements or options are available to remedy the situation. Director Latham will review code/engineering requirements. This situation will be monitored through normal rainfalls and will be discussed at the August meeting.

Reserve Study Info: Langdon Potts made a motion to add Reserve Study to the July agenda, Second provided by Nate Ellwitz. Director Potts proposed having a discussion regarding future road repairs at the August meeting. He also indicated that he would like to have a working session for the 2024 budget beginning in September and further requested that he wants a review of any potential rate adjustments reviewed by a neighborhood expert panel as to the operational cost perspective. A suggestion was made to inform the community as to the next steps regarding the reserve study and a timeline for related actions

New Business:

Speed bumps: A motion was made by Loni Borkowski and a second by Nate Ellwitz to include discussion of removal of speed humps that are currently installed over the culverts on Windstone Dr. There are five (5) sets of speed humps that are currently placed over the culverts and are negatively impacting them. Terry Tracy will obtain a quote to have them moved off the culverts and to another location nearby. He will obtain pricing which will be reviewed at the August meeting.

Motion to adjourn was made by Loni Borkowski and seconded by Terry Tracy. The regular meeting of the WRA Board ended at 9:13 p.m. The next meeting will be held at the Whisper Creek Clubhouse on August 14 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 letters and updating tracking sheet.

2. Gates, Cameras, and Guardhouse: (a) 31 new barcodes issued in past 30 days. (b) Coordinated pest control service (guardhouse). (c) Restocked guardhouse supplies.
3. RV Lot: Two new spaces leased.
4. Streetlights: Scheduled streetlight repair on Blue Jay.
5. Communications: Newsletter, website, digital sign, and respond to resident inquiries (VM/email). (a) July newsletter went out on July 6th. (b) Two new residents moved into the neighborhood. They were added to the email notification list and provided with welcome packets and barcodes. (c) Sent out various neighborhood email notifications regarding road repair status. (d) Updated online Resident Directory.

~~C&R's assigned to the following addresses with C&R~~

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

1. Add gazebo (1)
2. Replace handrails on outside steps with composite (1)
3. Replace deck (1)
4. Update landscaping (1)
5. Repaint home (1)
6. Add screened porch (1)

Stormwater and Sewer: Nate Elwitz reported that he inspected a yard in the Meadowbrook area to determine whether or not it was a WRA issue. Lynda Pace reported no new activity.

Trash: No activity

C&R's: Rene Straub reported that the following issues were addressed over the past month:

1. Unsightly conditions / overgrown lawn & weeds (5)
2. Animal Feces (1)
3. Window air conditioner (1)
4. Trash in truck bed (1)

Lakes: Lynda Pace reported that dye was added to Lake Wisley.

Roads: No activity.

Community Planning: No activity.

Special Events: No activity.

Playground: Jessica Henn reported that the playground repair, mulch replacement has been completed. She further reports that a new sign has been ordered.

Gates and Security: No activity

Landscaping: No activity.

RV Lot: Doug Ross reported that a second quote for fence repair was received and that he has continued to reach out to other fence repair companies for additional quotes.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President