

## WRA Regular Meeting Minutes

7/22/24

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, Mike Schillaci, Lynda Pace, Mike Adkins, Marlene Varney, Jerry Young, Loni Borkowski, Landon Moser, and Nate Ellwitz. Absent: Conor Latham and Rene Straub. Also in attendance was the Finance Manager, Lisa Crowder, and the Business Manager, LeAnn Granic.

Guests: 8

One resident shared commentary on a variety of issues including power washing the front gates, curbs, and Meadowlands playground equipment, his desire to reinstate 24/7 guards, different security protocols for visitors, and his concern that a lighted sign that wasn't working.

Director Pace made a motion to approve the June 10, 2024 Regular Board Minutes. The motion was seconded by Director Varney. A vote was taken and the motion passed. Director Borkowski abstained.

Director Ellwitz made a motion to approve the June 10, 2024 Executive Session Minutes. Director Adkins seconded the motion. A vote was taken and the motion passed. Director Borkowski abstained.

The Financial Reports for May 2024 and June 2024 were provided to the Board by Finance Manager, Lisa Crowder. As of June 30, 2024, the HOA reported total assets of \$2,305,649.94 and a net income of \$31,085.59 (YTD -\$213,580.97). A motion to approve the financials was made by Director Adkins and seconded by Director Borkowski. Eight (8) members voted yes, and the motion passed.

The Finance Manager also requested the Board consider consolidating a few of the various bank accounts in an effort to streamline efficiency. The matter was tabled until the August meeting.

Old Business:

Lake Wisley Repairs:

Director Pace provided a quote from Kitsmiller Solutions, which included a detailed scope of work, for project management of the upcoming Lake Wisley repairs. A motion to approve the quote from Kitsmiller in the amount of \$2,400.00 was made by

Director Adkins and seconded by Director Schillaci. A vote was taken and the motion passed.

Director Ellwitz reviewed the current committees and their respective members and co-chairs. Following discussion, it was decided that Director Ellwitz would oversee the Security Committee with Directors Adkins and Young as co-chairs. Director Young volunteered to assist as co-chair on the Roads Committee.

The Business Manager informed the Board that Beaty Fabricating instituted a cost increase for the quarterly maintenance greasing of the gates, from \$420.00 to \$600.00.

The recent traffic incident on WindStone Drive resulting in property damage (signage, street light pole, and landscaping) has been reported to WRA's insurance company and the Business Manager is overseeing the claims process.

Director Ellwitz shared a presentation by the security company Proptia. A few of the residents in attendance expressed enthusiasm for the proposed implementation of a new security approach, while others had questions regarding access issues.

One resident asked the Board to proceed with caution and do more research before proceeding. The Board will continue to explore and consider options and more information will be shared as it becomes available.

The Board considered a re-submittal of a WindStone rental request. The matter was tabled until more specific information is provided by the resident(s).

At 8:16pm Director Ellwitz made a motion to exit the Regular Session and enter into Executive Session to discuss pending legal matters. Director Borkowski seconded the motion and the motion passed.

A motion to adjourn was made by Director Ellwitz and seconded by Director Pace. The meeting was adjourned at 9:06 p.m. The next meeting will be held at the Whisper Creek Clubhouse on August 12, 2024, at 7:00 p.m.

## Committee & Business Manager Reports:

### Business Manager Report – 7/22/2024

#### 1. **C&Rs:**

- a. Continued working with C&R Chairperson to address multiple issues in the neighborhood, including notification letters and tracking sheet updates.

#### 2. **Gates, Cameras, and Guardhouse:**

- a. 52 new barcodes issued in the past 30 days
- b. Coordinated multiple plumbing repair visits

#### 3. **Streetlight repair**

- a. Streetlight pole sleeve on Blue Jay Parkway was installed
- b. Scheduled service for streetlight outages (Holden Farm Place)

#### 4. **Communications:** Monthly newsletter, website updates, and digital sign

- a. Sent neighborhood email alerts and responded to multiple resident VMs and emails, continued working with attorney (filing liens, foreclosure on lien, and rental restrictions)

#### 5. **General Repairs & Misc.**

- a. Removal of fallen, dead tree in Cattails common area

#### 6. **Legal Update: (Executive Session)**

## Committee Reports

### ARB

**Member:** Lynda Pace

**Activity:** The following applications were approved by the ARB – June 2024

Removal of trees. Two

Painting home. Seven

New windows installed. One

New railing and posts installed on front porch. One

Add glass to existing porch. One

New roof shingles. One

Replace siding. One

### C&Rs

**Member:** Rene Straub

**Activity:**

### Gates & Security:

**Member:** Jerry Young

**Golf:**

**Member:** Mike Schillaci

**Activity:**

**Lakes:**

**Member:** Lynda Pace

**Activity:** Ramps leading to bridge near the creek, were repaired by Andy On Call. The ramps needed to be reinforced because the supports under the ramps had rotted. Dye was added to both lakes. Fountains in both lakes were cleaned and new lights were installed in the fountain at Wisley Lake.

**Landscaping:**

**Member:** Loni Borkowski

**Activity:**

**Playground:**

**Member:** Marlene Varney

**Activity:** No new activity

**Roads:**

**Members(s):** Landon Moser

**Activity:** No new activity

**RV Lot:**

**Members:** Mike Schillaci

**Activity**

**Sewer:**

**Member:** Lynda Pace

**Activity:** No new activity

**Special events:**

**Member(s):** Marlene Varney

**Activity:** The community yard sale is scheduled for September 21, 2024. July yard of the month winners: 1522 Hawks Landing

**Stormwater:**

**Member(s):** Nate Ellwitz

**Activity:**

**Trash:**

**Member:** Conor Latham

**Activity:**

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President