

WRA Minutes
June 14, 2021

President Jim Wills called the meeting to order at 7:02 p.m. This meeting was held at the Whisper Creek Clubhouse. Directors present: Johnny Barnes, Gary Booth, Justin Cash, Debbie Gwaltney, Thomas Hickey, Tonya Holland, Lynda Pace, Doug Ross, Terry Tracy, and Jim Wills. Directors absent: Jordan Allen (no proxy). Guests: Business Manager LeAnn Granic and eight (8) residents.

Director Booth made a motion to approve the May 14, 2021, Regular Meeting Minutes. Director Barnes seconded. The motion passed.

Financial Report:

Director Tracy submitted the following Financial Report:

1. The May 2021 Financial Report was not available at the time of the Regular Meeting. Financial Manager Crowder will provide the financial report via email to all Board members upon completion.
2. Director Tracy motioned that the May 2021 Financial Report be approved via email following its receipt. Director Hickey seconded. The motion passed.

Business Manager's Report

1. Guardhouse:
 - a. A broken microwave was replaced, and a leaky faucet was repaired.
 - b. The guardhouse and surrounding curbs were power washed.
2. RV Lot:
 - a. Quotes for repair/replacement of the RV lot fence are pending.
 - b. Twenty (20) tons of crush/run gravel was delivered and spread on June 5, 2021.
 - c. Three (3) RV lot spaces were leased in the past 30 days.
3. Communications:
 - a. The June newsletter was emailed to residents, and the website was updated. The June meeting minutes will be added to the website when they have been approved.
 - b. New residents have been added to the online resident directory and email distribution list. Six (6) new residents were provided with welcome packets and barcodes.
4. Lakes: Lake Wisley was treated for algae on June 7, 2021, and additional pond dye has been ordered.

New Business

1. Playground:
 - a. As part of ongoing revitalization of the playground, the equipment, tables, and basketball court will be pressure washed and painted. A synthetic wood border will also be placed around the current mulched area and additional mulch added as needed. The playground will need to be closed for approximately one week to allow the paint to properly cure. Cones and signage will be placed reminding residents that the area is closed. An email blast will be sent to residents prior to the commencement of the work notifying them of the anticipated closure dates.
 - b. Director Holland moved to pay Scott Brown's Professional Painting \$4,125.00 (four thousand one-hundred twenty-five dollars) to pressure wash and repaint all playground equipment, benches, tables, and basketball court. Director Cash seconded. The motion passed.
 - c. Director Holland moved to spend not more than \$750.00 (seven hundred fifty dollars) for the purchase and installation of a BestPLUS Synthetic Wood border around the mulched areas of the playground. Director Booth seconded. The motion passed.
2. Landscaping:
 - a. Tree Removal: Director Cash moved to pay CutRate Tree Service an amount not to exceed \$1,500.00 (one thousand five hundred dollars) for the removal of three (3) trees along Windstone Drive. This amount also includes the potential removal of one dead tree along Ooltewah- Ringgold Road, if it is determined that that tree is located on WindStone property. Director Hickey seconded. The motion passed.
 - b. Lake Haven:
 - i. Director Tracy moved to pay Dilbeck Landscaping \$2,400.00 (two thousand four hundred dollars) for additional landscaping work at the Lake Haven entrance to include trimming trees, increasing the size of the landscaped area, planting additional seasonal flowers, and adding mulch. Director Booth seconded. The motion passed.

- ii. Director Tracy motioned that \$2,922 .00 (two thousand nine hundred twenty-two dollars) be set aside to relocate the Lake Haven fountain for aesthetic purposes. Director Ross seconded. The motion failed.
3. Proposed WRA Improvements and Repairs: Several improvements and repairs are in the planning stages and quotes for the following items are being sought:
 - a. Sleeving the culvert under Wisley Way at Hole #1 and dredging of the slew.
 - b. Extending the Windstone Drive sidewalk past Lake Wisley to the intersection of Windstone Drive and Wisley Way.
 - c. Drainage culvert maintenance.
4. Miscellaneous: Director Booth motioned that a trash can similar to those at the playground and Lake Wisley be installed at the overflow parking area on Cattails Drive and that this can be included in the Windstone trash service route. Director Cash seconded. The motion passed.

Unfinished Business

1. CUDA Water Main Installation:
 - a. Surveying within Windstone related to the installation of a new water main will be conducted by CTI Engineering and will begin on June 15, 2021.
 - b. CUDA will present the WRA a scope of work prior to the commencement of the project.
2. Potholes/Road Patching Repairs: Director Hickey moved to pay RP Concrete not more than \$7,600.00 (seven thousand six hundred dollars) for the repair of potholes and cracking on several WindStone streets. Director Cash seconded. The motion passed.

Guest Speakers:

1. Several residents addressed the board with regard to C&R violations, stormwater drainage, and overnight parking. These issues will be addressed accordingly.

Committee Reports

1. ARB:
 - a. The ARB has reviewed and approved the following requests from WindStone homeowners in May 2021:
 - i. Tree removal (2)
 - ii. Exterior painting (4)
 - iii. New fence (1)
 - iv. Pool addition (2)
 - v. Deck repair (2)
 - b. The ARB continues to remind residents that all exterior projects (new roofs, repainting, fences, pool installations, etc.) need to be approved *prior* to the onset of the work.
2. Lakes: Please see Business Manager's Report, Item 4 and New Business, Item 2(b)(ii).
3. Trash Service: Please see New Business, Item 4.
4. RV Lot: Please see Business Manager's Report, Item 2.
5. Roads: Please see Unfinished Business, Item 2.
6. C&Rs: The following C&R issues were addressed in the last 30 (thirty) days: lawn maintenance (2); unsightly conditions (1).
7. Golf Course: No activity.
8. Landscaping: Please see New Business, Item 2.
9. Security/Gates:
 - a. Front Gates: Pegasus replaced the brushings in the visitors' entry gate and the gate remote control buttons in the gatehouse.
 - b. Rear Gates: The rear gate barrier arms continue to be knocked down on a regular basis. Please do not piggyback. Please tell all visitors of any type that they must enter and exit the neighborhood from Ooltewah-Ringgold Road (front gates) only. All gates are monitored, and fines and repair costs will be assessed to residents who damage the barrier arms and/or gates.
10. Sewers: Please see Unfinished Business, Item 1.
11. Special Events:
 - a. The June 2021 Yard of the Month was awarded to David Alford, 9238 Windstone Drive.
 - b. The fall yard sale has been scheduled for October 23, 2021, at New Heights Baptist Church.
 - c. A movie night was held by a group of residents at the playground on May 30, 2021. Thanks to those residents for doing a great job cleaning up.
12. Playground: Please see New Business, Item 1.
13. Stormwater: Please see New Business, Items 3(a) and 3(c).

Director Cash moved to enter Executive Session for the purpose of approving Executive Session Minutes and Covenant and Restrictions matters. Director Ross seconded, and the motion passed. The Executive Session convened at 9:02 p.m. Director Cash moved to close the Executive Session; Director Barnes seconded. The motion passed and the Executive Session ended at 10:24 p.m. Director Barnes moved to close the Regular Meeting; Director Hickey seconded. The Regular Meeting closed at 10:25 p.m. The next regularly scheduled meeting will be held on July 12, 2021, at 7 p.m. at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President