

WRA Regular Meeting Minutes

6/12/23

President, Nate Ellwitz called the meeting to order at 7:01 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance were Nate Ellwitz, Loni Borkowski, Langdon Potts, Terry Tracy, Mike Adkins, Mike Schillaci, Jessica Henn, Lynda Pace, Doug Ross, and Jerry Young. Directors absent were Conor Latham and Rene Straub. Also present was the Business Manager, LeAnn Granic. Guests: Four residents

President, Nate Ellwitz, asked for a motion to approve the May 2023 Board Minutes. Jessica Henn made a motion to approve the Minutes. Mike Schillaci seconded. A vote was taken with 12 members voting yes. The motion passed.

Financial Report:

The Financial Report was presented by Assistant Treasurer, Terry Tracy. As of May 2023, the HOA is reporting total assets of \$2,076,113 and a net loss of \$19,818 (YTD is \$44,106). A motion to accept the Financials was made by Terry Tracy and seconded by Mike Adkins. The motion passed.

Guest Speakers:

One of the residents in attendance asked to speak to the Board.

1. Melanie Miller shared her concerns regarding a water issue at the end of her driveway. The Board will review and discuss the matter further if needed.

Old Business:

Windstone Drive culvert repair (Cattails):

Terry Tracy reported that he is continuing to review the four bids received by CTI and the suggested methods of repair for the Cattails culvert:

1. Lining the pipe
2. Installation of a slip lining
3. Total replacement

All bids will be reviewed at a future board meeting.

Lake Wisley valve assembly install:

Terry Tracy reported the lake is draining and the pipe installation is tentatively scheduled for 6/16/2023 depending on the weather conditions.

Reserve Study:

Langdon Potts reported that board members recently participated in an online presentation of the reserve study by Reserve Advisors. Board members will have a work session in July to further discuss the reserve study results.

Resident's request to install an electric pole and meter in his WRA RV lot space:

After discussing the request, a motion to deny the request to install an electric pole and meter in the RV lot space was made by Nate Ellwitz and seconded by Terry Tracy. A vote was taken with 11 members voting yes and 1 member (Doug Ross) voting no. The motion passed.

New Business:

Review quote for RV lot fence repair:

Doug Ross reported that extensive overgrowth needs to be removed from the fence prior to making repairs. He is currently seeking fence repair quotes and has received one quote to date. This item has been tabled until additional quotes can be obtained.

WRA request for NGEMC to install power in the RV lot:

Following discussion, it was agreed by the Board to not take any further action at this time.

Water line break and road closure:

Lynda Pace reported that Catoosa Utility is working with contractors to formulate a road repair plan for WindStone Drive. Residents will be updated via email notifications.

Terry Tracy made a motion to enter Executive Session for the purpose of discussing a resident complaint. Mike Schillaci seconded the motion and the motion passed unanimously. At the conclusion of discussion, Loni Borkowski motioned to close the Executive Session. Jerry Young seconded, and the motion passed.

All business being conducted, Loni Borkowski motioned to close the Regular Meeting and Terry Tracy seconded. The motion passed and the Regular Meeting closed. The next regularly scheduled meeting will be held on July 10, 2023, at 7 p.m. at the Whisper Creek Clubhouse.

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) 48 new barcodes were issued in the past 30 days. (b) Scheduled gate maintenance/repair (barrier arm) and resolved connection issue with RTC. (c) Reported incident of vehicle hitting entrance barrier arm and provided video and relevant information to Board President and Security Chairperson.
3. RV Lot: Two new spaces leased.
4. Streetlights: Scheduled streetlight repairs in Whisper Creek.
5. Communications: Newsletter, website and digital sign. (a) June newsletter will go out this week. (b) Three 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. (d) Coordinated with contractor and board members regarding start date for Lake Wisley valve installation. (e) Resolved issue with digital marquee sign. (f) Updated online Resident Directory with new resident info.

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

1. Removal of wooden fence (1)
2. Removal and replacement of rotten deck (1)
3. Revamp existing landscaping (1)
4. Repaint garage door and entry way to home (1)
5. Window and front door replacement, repaint garage door, gutters and outside doors (1)
6. Repaint home (1)
7. Redo of edging along one side of driveway (1)

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

1. Dogs excessively barking (1)
2. Loud music (1)
3. Unsightly conditions / overgrown lawn & weeds (3)
4. Parking issue (1)
5. Window air conditioner (2)
6. Fine increased (1)

Community Planning: Reserve Advisors presented their study findings on 5/25/23 via a virtual work session.

Gates and Security: No activity

Golf: No activity

Lakes: Lynda Pace reported that dye was added to Lake Wisley. Terry Tracy reported that the level control valve project is scheduled to begin on 6/9/23 to breach the levee and drain down the lake. Installation of the pipe and valve is scheduled for 6/16/23.

Landscaping: No activity

Playground: Jessica Henn reports Playground repair and mulch scheduled for last week of May, first week of June. The sign at the playground is broken, plan to purchase a new sign.

Roads: Terry Tracy reported that quotes for the Windstone Dr. culvert project were received through CTI Engineering. Bids will be reviewed at the 6/12/23 Board meeting.

Special Events: Jessica Henn reported that the Windstone Yard Sale occurred on May 27 with approximately 20 participants. New yard sale signs will be purchased.

RV Lot: Doug Ross reported that:

1. Met with NGE regarding feasibility of running power to the RV lot for WRA or individual RV lot renters
2. Requested quote from Cutright for tree clearing near RV lot
3. Requested quote from fence contractors for chain link fence repair

Trash: No activity

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President