

WRA Regular Meeting Minutes

6/10/24

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

Guests: 7

One resident expressed his displeasure in receiving a C&R letter regarding excessive and prolonged dog barking. A resident shared his concern about a property dispute between two neighbors, and another resident voiced his preference of having the resident gate closed during the day and 24/7 guard service restored.

Director Pace made a motion to approve the May 13, 2024 Regular Board Minutes. The motion was seconded by Director Varney. A vote was taken and the motion passed. Director Young abstained.

Director Ellwitz made a motion to approve the May 13, 2024 Executive Session Minutes. Mike Adkins seconded the motion. A vote was taken and the motion passed. Director Young abstained.

The May financials were tabled and will be reviewed, along with July's financials, at the July meeting.

Old Business:

Lake Wisley Repairs:

Director Pace provided an update regarding Lake Wisley repairs. The dam needs to be further built up and rip rap installed to help prevent further erosion. A motion to approve the repair quote from Tom Kitsmiller in the amount of \$18,820.00 was made by Director Pace and seconded by Director Adkins. A vote was taken and the motion passed.

Director Pace also shared information about the condition of a walking bridge and the need for repairs to the on/off ramps that are lacking structural support. Director Pace made a motion to approve a repair quote from Andy on Call in the amount of \$1,240.00, Director Latham seconded the motion. A vote was taken and the motion passed. Director Pace informed the Board that the new fountain light, previously approved by the Board, had been installed.

New Business:

Replacement landscaping:

Director Ellwitz reported that Director Borkowski had received a quote from Dilbeck to replace dead landscaping in several of the neighborhood entrances and at the main entrance, exclusive of any dead plants that are still under warrant. A motion to approve the Dilbeck quote in the amount of \$2,100.00 was made by Director Ellwitz and seconded by Director Young. A vote was taken and the motion passed.

Review of new short-term rental request:

The Board voted to deny the short-term rental request submitted. There were two abstentions.

Director Ellwitz made a motion to exit the Regular Session and enter into Executive Session to discuss pending legal matters. Director Adkins seconded the motion, and the motion passed.

A motion to adjourn was made by Director Ellwitz and seconded by Director Latham. The meeting was adjourned at 8:24 p.m. The next meeting will be held at the Whisper Creek Clubhouse on July 8, 2024, at 7:00 p.m.

Committee & Business Manager Reports:

Business Manager's Report:

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. 58 new barcodes issued in the past 30 days
 - b. Scheduled service visits for back exit gate issue
 - c. Scheduled repair service - plumbing
3. RV Lot:
 - a. Coordinated gravel delivery & new numbered signs in individual spaces
 - b. Follow up for gravel delivery
4. Streetlight repair (follow up on Blue Jay Pkwy.)
 - a. Streetlight pole sleeve is on back order until late June or 1st week of July
5. 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)

6. General Repairs & Misc.

a. Scheduled clean-up of Cattails drainage ditch

ARB

Lynda Pace reported the following applications were reviewed and approved by the ARB in May 2024:

Painting home. Three

Tree removal. Six

New metal fence. One

Update existing deck. Two

Pool addition. One

New shingles. One

C&Rs

Member: Rene Straub

Activity: 37 violation letters sent in past 30 days.

1. Unsightly conditions yard
 - a. (18), home exterior (5), mailbox (4), fence (1), home exterior (5)
2. Excessive dog barking (2)
3. Trailer parked in driveway for prolonged period (1)

Gates & Security:

Member: Jerry Young

Activity:

Golf:

Member: Mike Schillaci

Activity: Complaints about the appearance of the golf club front entrance. Wes Gilbert said they will be adding a new stone entrance and a new sign in late fall.

Thanks to Tim Gilbert for allowing one of his crew members to use their equipment to spread and level the gravel in the RV lot on a weekend.

Lakes:

Member: Lynda Pace

Activity: Dye was added to Lake Wisley and a spot treatment of herbicide was applied from the shore, as needed. A new bench was installed to replace an old, damaged bench.

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: Downed power line has been repaired and all lights are now working.

Gravel was delivered to front lot, spread and leveled, and all of it was delivered to that area. The back lot is in better shape so none was added there.

The new fence in the back RV lot was damaged from the outside of the back lot. Wes Gilbert said he talked to all of his employees and they all said it was not them. Wes said he will address getting the damage repaired.

There were complaints about not getting notified so people could pull their RVs out, so we should get the date out before we order more gravel in the future.

Sewer:

Member: Lynda Pace

Activity: No new activity

Special events:

Member(s): Marlene Varney

Activity:

Stormwater:

Member(s): Nate Ellwitz

Activity: Cattails drainage ditch was recently cleaned (dead leaves, branches, etc.) and some large rocks redistributed to help improve water flow in that area.

Trash:

Member: Conor Latham

Activity:

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President