

**WRA Minutes**  
**March 9, 2020**

President Jim Wills called the meeting to order at 7:01 p.m. at the Whisper Creek Clubhouse. Directors present: Jordan Allen, Johnny Barnes, Justin Cash, Debbie Gwaltney, Tonya Holland, Mike Nist, Lynda Pace, Steve Patterson, Past President Rene Straub, Terry Tracy, and Jim Wills. Directors absent: Bob Christenson (proxy held by Mike Nist), and Jared Stehney (proxy held by Jim Wills). Guests: Business Manager LeAnn Granic, Financial Manager Lisa Crowder and no residents.

Director Tracy made a motion to approve the February 10, 2020 Regular Meeting Minutes. Director Nist seconded and the motion passed.

Director Tracy made a motion to approve the February 19, 2020 Special Meeting Minutes. Past President Straub seconded, and the motion passed.

#### Financial Report

Financial Manager Lisa Crowder and Director Tracy submitted the following Financial Report:

1. Two (2) letters were sent to residents with account balances of greater than \$300.00 (three hundred dollars). These accounts have now been made current. All accounts are being closely monitored.
2. Director Tracy and Finance Manager Crowder are working to finalize a concise Past Due Policy. They will present this policy to the WRA BoD for comment and approval upon completion of the document.
3. The Road Reserve Fund at First Citizens Bank will be converted to a savings account.
4. The 2019 Annual Audit should be completed shortly after the WRA 2020 Annual Meeting. Anyone interested in receiving a copy of the audit can request one at the time of the meeting or contact Business Manager Granic. Director Tracy will provide an overview of WRA expenditures and budget breakdown at the WRA 2020 Annual Meeting.
5. Director Barnes made a motion to approve the March 9, 2020 Financial Report as presented. Director Patterson seconded, and the motion was approved.

#### Business Manager's Report

1. RV Lot: NGEMC completed the installation of additional lighting in the RV lots.
2. Lake Haven Dam Inspection: The Lake Haven Dam inspection was completed on February 18, 2020. The inspection report has not been received.
3. Covenants and Restrictions Update: The 31st (thirty-first) Amendment prohibiting Estate Sales was filed with Catoosa and Hamilton Counties and a copy of the filed amendment is available on the WRA website.
4. Lake Wisley: The Lake Wisley walking bridge handrail has been scheduled for repair.
5. Annual Meeting:
  - a. The WRA 2020 Annual Meeting will be held on Monday, March 30, 2020 at 7:30 p.m. at The Grill at WindStone Golf Club clubhouse.
  - b. The Nominee Meet and Greet was held on February 24, 2020, at the Whisper Creek Clubhouse. The nominees (Gary Booth, Thomas Hickey, Debbie Gwaltney, Tonya Holland, and Jim Wills) introduced themselves and were available for questions.
  - c. WRA Annual Meeting paper ballots were mailed on March 6, 2020 to the last known address of the homeowner, as per WRA C&R requirements. Ballots should be returned by March 25, 2020. Included in the ballot were Nominee profiles and a proposed change to the C&Rs regarding street parking. This information was also included in the February 2020 newsletter.
  - d. A quorum of the WRA membership (332 (three hundred thirty-two) homeowners/1 ballot per homeowner(s)/lot) must be received prior to the commencement of the Annual Meeting.
  - e. Per policy approved by the WRA BoD, the ballots will be counted twice to ensure accuracy of the count. Business Manager Granic will conduct the first count, while two resident volunteers will conduct a separate count. The two counts will then be reconciled. The count is documented on a ballot spread sheet, and all returned ballots will be kept on file for a period of one (1) year.

#### Unfinished Business

1. 410 Lonesome Dove Drive: A counteroffer was extended to the prospective purchaser of this property. The reply deadline for this offer is March 13, 2020.
2. Lake Wisley Spillway:

- a. Phase One of the spillway repair (installation of the riprap) is complete. The leak appears to be stopped. Phase Two of the project (pouring of the spillway slue) will be completed when weather permits.
  - b. Director Nist made a motion to pay Paris Restoration \$7,000.00 (seven thousand dollars and zero cents) for and upon completion of the Phase Two construction, as indicated in the initial contract. Director Patterson seconded the motion. The motion was approved.
3. Lonesome Dove Culvert Repair: Negotiations continue with a homeowner regarding replacement of landscaping disturbed during the culvert project. Director Nist will provide Dilbeck Landscaping with appropriate landscaping choices and budget guidelines.
  4. Stormwater Mitigation: Review of the stormwater mitigation letter drafted by WRA legal counsel has been deferred until the April 2020 Board of Directors Regular Meeting.

#### New Business

1. Lake Haven: Both the pump motor and the fountain motor for the Lake Haven fountain have failed and need to be replaced. Director Tracy motioned to pay \$5,048.00 (five-thousand forty-eight dollars and no cents) to Aquatic Arts for the complete replacement of the Lake Haven fountain and pump motor replacement. Past President Straub seconded, and the motion passed. Director Cash voted no on this motion.
2. Annual Meeting:
  - a. The WRA 2020 Annual Meeting agenda was presented. Director Tracy motioned to approve the agenda; Director Nist seconded. The motion passed.
  - b. In accordance with the WRA By-Laws, Article VI, Nomination and Election of Directors, Section 1, Director Tracy volunteered to serve as the 2021 Nominating Committee Chairman. The remainder of the committee will be seated in late 2020. Anyone interested in serving on this committee should contact Business Manager Granic.
3. Tree Removal: Several new trees located on WRA common property have been identified for trimming or removal. Director Nist made a motion to pay Cut Right Tree Service \$2,500.00 (two-thousand five-hundred dollars) for trimming or removal of these trees. Patterson seconded the motion. The motion passed.

#### Committee Reports

1. ARB: The ARB has reviewed and approved the following requests from WindStone homeowners during the month of February 2020:
  - a. Roof replacement (1)
  - b. Tree removal (1)
  - c. Deck replacement (1)
  - d. Metal fence installation (1)
  - e. Repainting (1)
  - f. Driveway repair (1)
2. Lakes:
  - a. Dye treatment for algae prevention in Lake Wisley will begin in April and continue through October.
  - b. The Lake Haven fountain and pump will be scheduled for replacement. Please see New Business, Item 1.
3. Trash Service: An unknown individual(s) dumped a large amount of household furnishings down the side of the Lake Haven Dam. Such activity is not permitted within WindStone. Stevens Garbage Services removed the items on March 6, 2020.
4. RV Lot/Maintenance:
  - a. The gate to the rear RV lot is being left unlocked on a regular basis. Users of the lot are reminded to lock the gate every time they exit the lot.
  - b. The gravel on the lot is scheduled to be replaced every two years. The last placement of gravel occurred in 2019. Lot number signs are replaced as needed.
  - c. Please also see Business Manager's Report, Item 1.
5. Roads:
  - a. Landscaping restoration related to the Lonesome Dove culvert repair is nearing completion (please see Unfinished Business, Item 3.)
  - b. A map of additional culverts and spillways is being compiled so that these items may be inspected and repaired as necessary.
  - c. A Stormwater Committee will be formed to address ongoing stormwater mitigation issues.
6. C&Rs: A total of 11 (eleven) items have been addressed this month. Of these, five (5) items have been resolved. Complaints regarding Christmas décor, barking dogs, and mailbox lights have been addressed.
7. Golf Course: No report.

8. Landscaping: Please see New Business, Item 3 and Unfinished Business, Item 3.
9. Special Events:
  - a. The 2020 Easter Egg Hunt will be held on Saturday, April 4, 2020 at 3 p.m. at the Meadowlands playground.
  - b. The Spring Yard Sale has been scheduled for May 9, 2020 and the Fall Yard Sale has been tentatively scheduled for October 17, 2020. Both events will take place at New Heights Baptist Church from 8 a.m. until 12 p.m. Residents are responsible for providing their own display surfaces and removing any unsold items.
10. Security Committee: No activity.
11. Sewers: No report.
12. Playground: One quote has been received to place a French drain in the playground to mitigate excess rainwater. Director Tracy will get a second quote for this maintenance following the 2020 Annual Meeting.

Director Tracy made a motion to enter Executive Session at 8:57 p.m. for the purpose of discussion of legal matters. Past President Straub seconded the motion. The motion passed. Director Tracy motioned to close the Executive Session at 9:17 p.m. Director Patterson seconded, and the motion passed. Director Barnes motioned to adjourn the regular meeting at 9:18 p.m. Director Alan seconded. The motion passed and the meeting ended. The next regularly scheduled meeting is April 13, 2020 at 7 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President