

WRA Regular Meeting Minutes

3/11/24

Vice President, Loni Borkowski, called the meeting to order at 7:00 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance, Mike Adkins, Lynda Pace, Mike Schillaci, Terry Tracy, Loni Borkowski, Doug Ross, Conor Latham and Rene Straub. Absent: Nate Ellwitz, Jessica Henn and Jerry Young. Also in attendance were Finance Manager, Lisa Crowder and Business Manager, LeAnn Granic.

Guests: 2

Vice President, Loni Borkowski, asked for a motion to approve the February 12, 2024, Board Minutes. Mike Adkins made a motion to approve and was seconded by Lynda Pace. A vote was taken: Eight (8) members voted yes, and the motion passed. Doug Ross and Conor Latham abstained.

Financial Report:

The Financial Report for February 2024 was provided to the Board by Finance Manager, Lisa Crowder. As of January 2024, the HOA reported total assets of \$2,108,254.90 and a net income of \$42,588.62 (YTD \$2,306.20). A motion to approve the financials was made by Terry Tracy and seconded by Conor Latham. Ten (10) members voted yes, and the motion passed.

Old Business:

March 2024 election for open board member seats and annual meeting agenda: Business Manager, LeAnn Granic, sent a draft agenda to board members. Terry Tracy will work with Ms. Granic to provide talking points to Nate Ellwitz for review and presentation.

Investment firm for infrastructure fund management: Terry Tracy and Finance Manager, Lisa Crowder, met with Regions Bank regarding the opening of an account for management of the infrastructure fund. Once the new board is installed, the board will discuss moving funds to Regions Bank at a more favorable rate.

Engineering consulting firm for road management: Terry Tracy reiterated his recommendation to acquire an engineering firm to oversee future neighborhood road construction. He further suggested that Board consider CTI Engineering.

New Business: none

A motion to adjourn was made by Mike Adkins and seconded by Conor Latham. The meeting concluded at 7:18 p.m. The next meeting will be held at the Whisper Creek Clubhouse on April 8, 2024, at 7:00 p.m.

Committee Reports:

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 follow-up letters and tracking sheet updates.
2. Gates, Cameras, and Guardhouse: (a) 26 new barcodes issued in the past 30 days. (b) Coordinated various gate and guardhouse repairs including the installation of a new sewage pump and circuit breaker and installation of a new loop detector at the back gate.
3. Annual meeting: (a) Ballot and annual meeting notification mailed to residents. (b) Began work on annual meeting agenda.
4. Communications: Newsletter, website updates, and digital sign. (a) Sent various neighborhood email alerts and responded to multiple resident VMs and emails.

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

1. Tree removal (3)
2. Painting home (2)
3. Update landscaping (2)
4. New shingles (2)
5. Re-screening porch (2)
6. Replacement of deck railings (2)
7. New windows (2)

8. New gutters (1)
9. Application pending on hot tub placement
10. Fines initiated on one property due to incomplete landscaping and other non-compliant ARB issues.

Stormwater: No activity

Trash: No activity

C&R's: Rene Straub reported the following C&R violations:

1. Unsightly condition (3)

Lakes: The bi-yearly dam inspection at Lake Haven was completed. More information will be available next month.

Roads: No activity.

Community Planning: No activity

Special Events/Playground: No activity.

Gates and Security: No activity.

Landscaping: No activity.

RV Lot: No activity.

Golf Course: A current list of obsolete bar codes was received from the golf course for removal from the HOA database. A list of obsolete employee bar codes should be forthcoming.

Sewer: No activity

Trash: No activity.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President