

WRA Minutes
March 8, 2021

President Jim Wills called the meeting to order at 7:04 p.m. This meeting was held virtually on the GoToMeeting platform due to COVID 19 restrictions and concerns. Directors present: Johnny Barnes, Justin Cash, Bob Christenson, Thomas Hickey, Tonya Holland, Mike Nist, Lynda Pace, Terry Tracy, and Jim Wills. Directors absent: Jordan Allen (proxy held by Johnny Barnes), Gary Booth (proxy held by Jim Wills), and Debbie Gwaltney (proxy held by Lynda Pace). Guests: Business Manager LeAnn Granic, Financial Manager Lisa Crowder, and one (1) resident. *Please note: The GoToMeeting platform allows for both visual and telephonic attendance. Directors and residents were informed of the change of venue via email. Instructions on how to attend the meeting were provided by Business Manager Granic. Attendees were identified visually on the platform by name or icon, whether attending visually or telephonically.*

Director Hickey made a motion to table the approval of the February 8, 2021, Regular Meeting Minutes due to a question about wording. Director Nist seconded. The motion passed. The minutes will be submitted for approval when the issue has been addressed.

Financial Report:

Financial Manager Crowder submitted the following Financial Report:

1. Finance Manager Crowder provided all financial statements via email to each Director prior to the meeting. Director Tracy also provided each Director with an Executive Summary prior to the meeting. There were no questions regarding this information.
2. Director Tracy reported that the yearly audit will be completed soon.
3. Director Tracy moved to accept the report as presented. Director Pace seconded. The motion passed.

Business Manager's Report

1. Gates and Cameras:
 - a. Two new cameras have been installed at the back gate.
 - b. The SOS system utilized by emergency vehicles is fully functioning.
2. RV Lot: The owner of the unauthorized ATV has been identified and the vehicle has been removed.
3. Security/Guardhouse: The guardhouse is currently cleaned once every two weeks. This schedule is insufficient, and a weekly cleaning session would be more appropriate. Each cleaning session costs \$40.00 (forty dollars); going to a weekly schedule would increase monthly cleaning expenses by \$80.00 (eighty dollars).

Unfinished Business

1. Windstone Drive Walking Bridge Repair:
 - a. The recent repairs to the Windstone Drive walking bridge revealed that the bridge requires additional updates and repairs. Director Cash has contacted several contractors regarding this additional work. The scope of work and updates will be governed by the requirements of the state in which the bridge is located. The exact location of the bridge will be determined prior to the start of any further work.
 - i. Paris Restoration has provided a quote of \$29,000.00 (twenty-nine thousand dollars).
 - ii. Two firms will require that an engineering study and design before providing an estimate.
 - (1) Fulmer Concrete recommended that Bennett and Pless complete that study. Bennett and Pless estimated that the study would cost approximately \$10,000.00 (ten thousand dollars). This includes testing, engineering, and design work.
 - (2) Simpson Bridge recommended that Collier Engineering complete that study.
 - iii. Wright Brothers Construction did not return any phone calls regarding this project.
 - b. Several dock companies were also contacted; none of them have responded.
 - c. Director Cash will continue to search for the original plans for the bridge.

New Business

1. Guardhouse Cleaning: Director Cash made a motion to increase the guardhouse cleaning schedule from biweekly to once per week. Director Hickey seconded. The motion passed. Directors Tracy and Christenson abstained. Please also see Business Managers' Report, Item 3.
2. Roadways:
 - a. Paris Restoration will provide a quote regarding the repair of a cracked culvert and potholes on Lonesome Dove.

- b. Business Manager Granic will provide Director Hickey with a list of reported potholes throughout the neighborhood. Further discussion about how to address pothole repairs is necessary.
- c. A resident has stated that the potholes on Woodway Drive which were recently repaired by Young Paving are already crumbling. Director Tracy will inspect these repairs.

Committee Reports

1. ARB:
 - a. The ARB has reviewed and approved the following requests from WindStone homeowners in February 2021:
 - i. Tree removal (1)
 - ii. Garage door replacement (1)
 - iii. Exterior painting (3)
 - iv. New deck/deck repair (2)
 - v. Roof replacement (1)
 - b. The ARB has approved plans for two new homes. They are monitoring a build on Lonesome Dove. This build was approved immediately prior to the onset of COVID and the April 2020 Chattanooga tornado and has been hindered due to issues related thereto. Construction has resumed on this project.
 - c. 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:
 - a. Lake Haven:
 - i. The members of the Lakes Committee have been assured by Don Dawson that the repair work to pipe at Lake Haven will be completed at the end of his current project.
 - ii. The swans have broken loose and moved. They will be reanchored when the weather permits.
3. Trash Service: No activity
4. RV Lot:
 - a. Please see Business Manager's Report, Item 2.
 - b. A request to add a cover for a resident's property which is stored at the RV lot has been approved; this cover will be placed at the owner's expense. Director Wills will meet with the company that will be building the cover.
5. Roads: Please see New Business, Item 2.
6. C&Rs: Eight issues were addressed this month. Three were quickly resolved. Five are ongoing. One resident has been contacted several times regarding a sewage issue. They have not responded to any phone calls or emails regarding this matter.
7. Golf Course: No activity.
8. Landscaping:
 - a. Sprinklers will be turned on when deemed appropriate by Dilbeck Landscaping. Stacy Wallace has been responsible for winterizing and restarting the sprinklers and is retiring.
 - b. A new board member will be assigned to chair the Landscaping Committee. Stacy Wallace and Craig Dilbeck will meet jointly with this board member to discuss landscaping items within WindStone.
9. Security:
 - a. A resident has expressed an interest in assisting with the back gates. Director Cash will meet with him to show him the process of repairing the swing arm when it has been hit by a vehicle.
 - b. After informing his supervisor, a guard left their post. The supervisor immediately sent a replacement guard; the gatehouse was vacant for a short while during this transition.
10. Sewers: Rainbro has been working to replace the lining of the holding tank located on Windstone Drive. This work should be completed by March 9, 2021.
11. Special Events: The birdhouses located along both sides of Windstone Drive have been cleaned out for spring.
12. Playground: No activity.
13. Stormwater: No activity.

Director Wills thanked Directors Christenson and Nist for their service to the WRA Board of Directors. Director Nist moved to close the Regular Meeting. Director Barnes seconded. The motion passed and the Regular Meeting adjourned at 8:10 p.m. The next regularly scheduled meeting will be held virtually on the GoToMeeting platform on April 12, 2021 at 7 p.m. This meeting format will be utilized for the months of February, March and April 2021. Residents may contact the Business Manager for details on joining the meeting.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President