

## **WRA Regular Meeting Minutes**

### **5/8/23**

President, Nate Ellwitz called the meeting to order at 7:00 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, Conor Latham, Lynda Pace, Doug Ross, and Rene Straub. Director absent was Jerry Young. Also present were Financial Manager, Lisa Crowder and Business Manager, LeAnn Granic. Guests: Three residents

President, Nate Ellwitz, asked for a motion to approve the April 2023 Board Minutes. Terry Tracy made a motion to approve the Minutes. Langdon Potts seconded. A vote was taken with 10 members voting yes and 2 abstentions (Lynda Pace, Doug Ross). The motion passed.

#### Financial Report:

The Financial Report was presented by Financial Manager, Lisa Crowder. As of April 2023, the HOA is reporting total assets of \$2,106,653 and a net income of \$9,457 (YTD is \$64,148). A motion to accept the Financials was made by Terry Tracy and seconded by Rene Straub. The motion passed.

#### Guest Speakers:

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

1. Jim Whitmire requested permission to install a metered electric pole in the RV lot with all installation fees and electric to be paid by Mr. Whitmire. The Board agreed to discuss the matter further.
2. Betsy Hartman expressed her concerns regarding transparency by the Board to the community residents and Board business being discussed in sidebar meetings. She further explained the importance of running the meeting according to the agenda citing two instances where matters not on the agenda were discussed and voted on. Mrs. Hartman requested better communication from the Board and more community involvement.

Old Business:

Windstone Drive culvert repair (Cattails):

Terry Tracy reported that CTI received four bids with three 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.

State Flag Poles (for TN & GA flags):

Lynda Pace reported that she received a bid for two flag poles for the Tennessee and Georgia state flags at \$3,500 per pole (without installation). Nate Ellwitz made a motion not to go forward with the purchase and installation of the flag poles at this time. Jessica Henn seconded. A vote was taken with 10 members voting in favor of not purchasing the flag poles and 1 abstention (Doug Ross).

Landscaping:

Loni Borkowski presented a plan for a landscaping upgrade and repair of the irrigation system at Windstone's front entrance in the amount of \$31,100 with Dilbeck Landscaping performing the work. After much discussion regarding the project, Loni Borkowski made a motion to proceed with the work. Doug Ross seconded. The motion passed unanimously.

Playground:

Loni Borkowski reported that six new swings were installed and that the repair of the drain and the installation of new mulch would take place on 5/15/23.

Reserve Study:

Langdon Potts reported out that Reserve advisers is in process of finalizing the reserve study and will share the results with the board members in May.

New Business:

Maintenance Road Culvert Repair:

Wes Gilbert has inspected the culvert that is restricting waterflow. The golf course has agreed to repair it.

Stone Repair on Front Entrance:

Lynda Pace reported that the stone at the front gate needs to be repaired including new capstone on the top, tuck pointing and replacement of a light fixture. 3 bids were obtained with the most responsive bid from Marty Greene at a cost of \$9,525. After review of the bid, the Board requested that Ms. Pace get a more extensive re-quote from Mr. Greene. A motion to approve the repair with matching stone, lighting and new capstone up to the amount of \$9,525 to both front entrance monuments upon the receipt of a new quote was made by Langdon Potts and seconded by Connor Latham. A vote was taken with 11 members voting yes and 1 abstention (Jessica Henn). The motion passed.

Langdon Potts made a motion to discuss Mr. Whitmire's RV lot request in the open meeting rather than Executive Session. Connor Latham seconded. A vote was taken with 9 directors voting yes, 2 abstentions (Doug Ross, Jerry Young) and 1 no (Rene Straub). The motion passed. After discussion, it was agreed by the Board to table the matter until the Board could review the installation plan of the pole and meter.

All business being conducted, Connor Latham moved to close the Regular Meeting; Langdon Potts seconded. The motion passed and the Regular Meeting closed. The next regularly scheduled meeting will be held on June 12, 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 follow-up.

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.

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)

Stormwater and Sewer: Nate Ellwitz reported that he met with the resident at 9208 Windstone. She has asked to address the whole board at the June meeting.

Trash: No activity

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

1. Unsightly conditions / overgrown lawn & weeds (4)
2. Parking issue (1)

3. Window air conditioner (1)
4. Fine initiated (1)

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 6/2/23 to breach the levee and drain down the lake. Installation of the pipe and valve is scheduled for 6/5/23.

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.

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

Playground: Jessica Henn reports that the repairs of the drainage system and mulch installation is scheduled for last week in May or first week in June. The sign at the playground is broken and a plan for a new sign is being discussed.

Gates and Security: No activity

Landscaping: No activity

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

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President