

WRA Regular Meeting Minutes
May 9, 2022

President Doug Ross called the meeting to order at 7:01 p.m. This meeting was held at the Whisper Creek Clubhouse. Directors present: Johnny Barnes, Loni Borkowski, Nate Ellwitz, Debbie Gwaltney, Thomas Hickey, Tonya Holland, Lynda Pace, Langdon Potts, Doug Ross, Terry Tracy, Jim Wills, and Jerry Young. Guests: Business Manager LeAnn Granic, Financial Manager Lisa Crowder, and eleven (11) residents.

Director Holland made a motion to approve the April 11, 2022, Regular Meeting Minutes. Director Ellwitz seconded. The motion passed. Two directors abstained.

Director Holland made a motion to approve the Annual Meeting/Information Session Minutes. Director Pace seconded. The motion passed.

Financial Report

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

1. Financial Manager Crowder reviewed the April 2022 financial statement and financial spreadsheet, which had been provided to the board members via email prior to the meeting. Director Tracy presented the April Monthly Financial Executive Summary.
2. A work session will be held in June to review upcoming projects.
3. Director Holland motioned that the April 2022 Financial Report be accepted. Director Barnes seconded. The motion passed.

Business Manager's Report

1. Communications:
 - a. The May 2022 newsletter was emailed to residents and uploaded to the website. Following approval, the May 9, 2022, Regular Meeting minutes will also be uploaded to the website.
 - b. The WRA online resident directory has been updated, new residents have been added to the email notification list and were provided welcome packets and bar codes.
2. Security and Gates:
 - a. The back gate exit arm was hit five (5) times in the past month. These incidents involved non-residents piggy-backing behind another vehicle.
 - b. Barrier arm replacement collars were ordered for the back gates.
 - c. Fifty-four (54) new bar codes were issued in the past 30 days, including sixteen (16) golfer bar codes.
3. Streetlights: A new vendor has been found to repair the gas streetlights. The mantles of these lights were replaced, and replacements have been ordered for any loose or missing hardware.
4. Legal: The Business Manager is continuing to coordinate efforts with the WRA attorney with regard to the HUD complaint.
5. RV Lot:
 - a. Three (3) additional spaces were rented in the past month. Ten (10) residents remain on the waiting list for large spaces.
 - b. Notifications have been sent to residents who continue to park their vehicles in spaces not assigned to them.
 - c. An unauthorized trailer has been parked in the front RV lot. Options to have the vehicle towed are being explored.

New Business

1. Roads:
 - a. New stop signs have been installed at the front and rear entrances.
 - b. Director Ellwitz is waiting to hear back from Tri-State regarding damage to Windstone Drive caused by the installation of new lines by Comcast. He will reach out again if he has not heard anything by the end of the week.
 - c. Whisper Creek Homeowners' Association (WCHOA) has requested that the yellow line on Holden Farm Place be repainted. Director Ellwitz moved that the yellow line not be repainted at the expense of the WindStone Residential Association (WRA). Director Tracy seconded. The motion passed.
2. Financial Documents: Director Tracy moved that the discussion regarding WRA financial documents be tabled until after the planned work session. Director Holland seconded. The motion passed.
3. Community Planning: Director Tracy moved that the discussion regarding Community Planning be tabled until after the planned work session. Director Holland seconded. The motion passed.

Unfinished Business

1. Lake Haven Tree Clean-up: This project will be scheduled for the fall when lower water levels should make the shore clean-up easier.
2. Road Repairs: Repairs have been completed on Ancient Oaks, Lazy Circles, Oakhurst, and Windstone Drive. Areas to be repaired on Blue Jay Parkway have been sawcut and are ready to be finished.
3. Sign Refurbishment: The sign refurbishment project is complete. The total cost was \$28,896.00 (twenty-eight thousand eight hundred and ninety-six dollars).
4. Windstone Drive Culvert Repair: Directors Ellwitz and Tracy will follow-up with CTI Engineering regarding this project.

Guest Speakers: Three (3) residents addressed the board regarding concerns about stray animals entering WindStone from abutting subdivisions, installation of new utilities by Comcast, and storing paving equipment at the Cattails' parking lot. These issues will be addressed as necessary.

Committee Reports

1. ARB: The ARB has reviewed and approved the following requests from WindStone homeowners in April 2022:
 - i. Screen porch addition (1)
 - ii. Home repainting (2)
 - iii. Adding/updating landscaping (3)
 - iv. Shingle replacement (2)
 - v. Repaint/stain deck (1)
 - vi. Window replacement (1)
 - vii. Replace siding (1)
 - viii. Tree removal (1)
 - ix. Repair sidewalk (1)
2. C&Rs: No report.
3. Community Planning: Please see New Business, Item 3.
4. Gates and Security:
 - a. Addressed the following resident concerns: opening in fencing that borders adjacent neighborhoods, confrontation between two residents at the front gate, and barcode entry concerns.
 - b. Replaced the light in the tower at the front entry, which was damaged during a storm.
 - c. Replaced the barrier arms at the rear entry and exit gates multiple times.
 - d. Contacted Beatty Fabrication regarding repairs of the rear gates.
 - e. See also Business Manager's Report, Item 2.
5. Golf: No report.
6. Lakes:
 - a. Lake Wisley:
 - i. Aquatic Resources applied algaecide on May 3, 2022. They noted that some aggressive weeds may need to be treated with an herbicide in the future.
 - ii. Director Pace applied the first dye treatment on May 2, 2022. These treatments will be applied every two weeks until Fall.
 - b. Lake Haven: Aquatic Resources inspected the lake. They found minor levels of algae which required no treatment.
7. Landscaping:
 - a. Met with Dick Reimer concerning landscaping lights along Windstone Drive. Several bulbs need to be replaced.
 - b. Cutrate Tree Service will remove trees and branches which were damaged during the recent storms as soon as possible.
 - c. Spoke with a resident regarding maintenance of several road "islands". A proposal to landscape those areas has been obtained from Dilbeck. This quote can be discussed at a later date.
8. Playground: The storm debris has been removed from the playground. New plants will be planted in the containers this week.
9. Roads: Please see New Business, Item 1 and Old Business, Item 4.
10. RV Lot: Please see Business Manager's Report, Item 5.
11. Sewer: Dave Hammel has been contacted regarding the holding tank at the #2 tee box.
12. Special Events: Linda Miller, owner of 9213 Windstone Drive, has received the Yard of the Month.
13. Stormwater: No report.
14. Trash Service: No activity.

Director Hickey moved to enter Executive Session for the purpose of discussing C&R and legal issues. Director Ellwitz seconded. The motion passed and Executive Session commenced at 8:57 p.m. Director Hickey moved to exit Executive Session. Director Holland seconded. The motion passed and the Executive Session closed at 9:26 p.m. Director Tracy moved to close the Regular Meeting;

Director Holland seconded. The motion passed and the Regular Meeting closed at 9:27 p.m. The next regularly scheduled meeting will be held on June 13, 2022, at 7 p.m. at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Doug Ross, President