

**WRA Minutes**  
**November 9, 2020**

President Jim Wills called the meeting to order at 7:00 p.m. at the Whisper Creek Clubhouse. Directors present: Johnny Barnes, Gary Booth, Justin Cash, Bob Christenson, Debbie Gwaltney, Tonya Holland, Lynda Pace, Terry Tracy, and Jim Wills. Directors absent: Jordan Allen (no proxy), Thomas Hickey (proxy held by Johnny Barnes), and Mike Nist (proxy held by Jim Wills). Guests: No guests were present. COVID safety precautions were followed.

Director Lynda Pace made a motion to approve the October 12, 2020, Regular Meeting Minutes. Director Barnes seconded, and the motion passed.

#### Financial Report

Director Tracy submitted the following Financial Report:

1. The WRA remains in a favorable cash position. The WRA is continuing to address maintenance issues and community enhancement projects
2. A budget work session was held on October 26, 2020.
3. Director Booth moved to accept the report as presented. Director Barnes seconded. The motion passed.

#### Business Manager's Report

1. Gates:
  - a. The front exit gate malfunctioned on November 3, 2020. New wheels were installed on November 6, 2020, and the gate is now functioning.
  - b. The office computer lost camera access to the front and rear gates. The gate technician determined that the DVR servicing these cameras was malfunctioning due to age. A quote is pending.
  - c. The license plate camera located at the rear entrance gate malfunctioned due to a faulty connection. The gate technician removed the camera for repair off-site. It will be reinstalled when the repair is complete.
  - d. The clearance sign at the gatehouse was hit, knocked down, and needs to be replaced. None of the guards witnessed the event. A quote for a replacement sign has been requested from Signarama.
2. Estate Sale: The WRA BoD-approved estate sale was held on November 7-9, 2020.
  - a. Two security guards were on-site to manage and monitor traffic.
  - b. Signage were placed in designated, approved locations, and were removed daily.
  - c. Details of the sale were provided to those residents directly affected by the estate sale, as well as the Whisper Creek HOA Board of Directors. The WCHOA BoD gave permission to utilize the Whisper Creek clubhouse parking lot on the sale days.
3. Communications:
  - a. Residents were emailed regarding the Tennessee law as it applies to HOAs and political signs, which states that political signs are permitted to be displayed for sixty (60) days prior to a general election and must be removed one (1) day following the election. The Tennessee law was applied throughout the neighborhood. Complaints regarding signage were addressed on a case-by-case basis. An email was sent to all residents to remind them to remove all political signs following the election.
  - b. The November Newsletter has been emailed to residents and uploaded to the website. The October 2020 board meeting minutes will be uploaded to the WindStone website following approval at the November 2020 Regular Meeting.
4. RV Lot:
  - a. A commercial vehicle was stolen from the RV lot and a second vehicle was damaged. The Business Manager has been in contact with the vehicle owners and the detective assigned to the case.
  - b. Residents who utilize the RV lot were notified of the incidents, were cautioned to take additional measures to secure their property, and were reminded that the WRA is not liable for stolen/damaged property stored at the RV lot.
  - c. Resident questions and concerns will be brought to the WRA BoD for their consideration.

#### Unfinished Business

1. Lonesome Dove:
  - a. The sale of the Lonesome Dove property closed on November 9, 2020.
  - b. The new owner of the property is required by legal ruling to demolish the property within 90 (ninety) days of acquiring ownership of the property.

2. Water Mitigation:
  - a. Playground: Following consultation with numerous professionals, it was determined that a two-phase approach will best address the drainage issues at the playground.
    - i. Phase One will include raising and extending the current curbing to keep water on the roadway until it reaches the drain currently in place, thus preventing excess water from entering the playground.
    - ii. Should Phase One prove inadequate, multiple options that would complement the work completed in Phase One are available.
    - iii. Director Tracy moved that Paris Restoration be paid \$6,400.00 (six thousand four hundred dollars) to increase the height of the current curb, including pressure washing the curb, placing rebar as necessary, applying bonding agent, and extruding concrete to a predetermined height. Director Pace seconded. The motion passed.
  - b. Holden Farm Place: Evaluation of the drainage issues on the alleyway behind Holden Farm Place is complete. Several bids were received regarding the work needed to correct this issue, including redirecting excess water across the alleyway and dispersing it appropriately. Director Booth moved that Paris Restoration be paid \$6,200.00 (six thousand two hundred dollars) to saw-cut and excavate the roadway, install a concrete trench with grate, and extend a French drain to the drainage basin at the end of the Holden Farm Place alleyway. Director Tracy seconded. The motion passed.
3. Landscaping and Community Improvements:
  - a. Several landscaping projects were completed during the month of October, including the large island on Windstone Drive and the entrance to The Meadowlands.
  - b. The signs at the main entrance to WindStone have been repaired and repainted. Termite damage was found in several areas of these signs.
  - c. The name plates on the street signs in Whisper Creek have become cracked and broken, making them illegible. Director Tracy moved that Signarama be paid \$1,603.81 (one thousand six hundred three dollars and eighty-one cents) to manufacture and install replacement road sign name plates, contingent upon provision of an acceptable sample sign. Director Cash seconded. The motion passed. Business Manager Granic will be directed to request a physical sample of the street signs prior to placing the order.
4. 2021 Budget: Director Tracy presented the budget for fiscal year 2021. WRA member dues will remain \$75.00 (seventy-five dollars) per lot per month. Director Booth motioned that the 2021 budget be accepted as presented. Director Cash seconded. The budget passed.
5. Estate Sale: The Estate Sale approved by the WRA BoD during the October 2020 Regular Board Meeting was held as scheduled. All procedures regarding security, signage, and parking were followed. Please also see Business Manager's Report, Item 2.
6. Road Repairs:
  - a. Repairs to the Wisley Way culvert at the #1 tee are almost complete. Work yet to be completed includes pouring a concrete headwall, placing riprap, and backfilling the site.
  - b. Bids are still being sought to make road repairs at several locations within WindStone. Every attempt will be made to bundle these repairs, so as to reduce expenses to the neighborhood while properly addressing the problem areas.

#### New Business

1. RV Lot: A vehicle theft and vehicle damage were reported at the RV lot. Several security measures were discussed, but no decision has been reached. Director Tracy moved that the discussion be tabled until the December 2020 Regular Board Meeting. Director Cash seconded. The motion passed.

#### Committee Reports

1. ARB: The ARB has reviewed and approved the following requests from WindStone homeowners during October 2020:
 

a. Update landscape (2)	e. Repaint home (5)
b. Tree removal (1)	f. Replace deck/patio (2)
c. Replace roof (1)	g. Replace wooden fence with metal fence (1)
d. Widen driveway (1)	h. Replace existing windows (1)
2. Lakes:
  - a. Lake Wisley: The leak in Lake Wisley has been stopped, but monitoring continues. The swan decoys have been cleaned and anchored at new locations.
  - b. Lake Haven: Several attempts have been made to schedule the repairs to the Lake Haven well pipe, but the repair has not yet been made.
3. Trash Service: No activity.

4. RV Lot: Please see Business Manager's Report, Item 4 and New Business, Item 1.
5. Roads: Please see Unfinished Business, Item 6.
6. C&Rs: Three (3) new items were addressed this month, for a total of eight (8) open issues. Of these, there were four (4) general yard/maintenance issues and one (1) property with many issues. Three (3) issues have been resolved.
7. Golf Course: No activity.
8. Landscaping: Please see Unfinished Business, Item 4(a).
9. Security Committee: The barrier arm at the rear gate was knocked down and has been reinstalled. Following a report of squeaking, the rear gate entrance motor was oiled. The gate appears to be operating normally.
10. Sewers: No activity
11. Special Events:
  - a. Christmas lights will be installed the week of Thanksgiving and will be removed during the first week of January 2021.
  - b. The Christmas Lights Decorating Contest will be held Sunday, December 20, 2020 at 7 p.m. Previous winners will serve as judges for the competition. Winning homes will be designated with large candy cane signs.
12. Playground: The Little Lending Library has been installed at the playground. Residents are enjoying this new addition to the neighborhood.
13. Stormwater: Please see Unfinished Business, Item 2.

Director Tracy moved to enter Executive Session for the purpose of approval of Minutes from the September 14, 2020 and October 12, 2020 Executive Sessions. Director Pace seconded, and the motion passed. The Executive Session convened at 9:09 p.m. Director Tracy moved to close the Executive Session; Director Barnes seconded. The motion passed and the Executive Session ended at 9:16 p.m. Director Tracy moved to close the Regular Meeting; Director Booth seconded. The Regular Meeting closed at 9:17 p.m. The next regularly scheduled meeting is December 14, 2020 at 7 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Deborah S. Gwaltney, Secretary

Jim Wills, President