

WRA Regular Meeting Minutes 11/13/23

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 were Loni Borkowski, Conor Latham, Doug Ross, Mike Adkins, Mike Schillaci, Jessica Henn, Lynda Pace, Terry Tracy, and Rene Straub, and Nate Ellwitz joined via telephone. Absent: Jerry Young (proxy held by Nate Ellwitz). Also present was the Business Manager, LeAnn Granic.

Guests: 15

Vice President, Loni Borkowski, asked for a motion to approve the October 17, 2023, Board Minutes. Jessica Henn made a motion to approve and was seconded by Mike Adkins. A vote was taken; 11 members voted yes, and the motion passed.

Financial Report:

Terry Tracy made a motion to table the financials until the November meeting. Conor Latham seconded. 11 members voted yes. The motion passed.

Guest Speakers:

A resident questioned the authority of the Board to raise the dues by adding \$40 to the road fund, indicating that it was a violation of the current C&Rs.

A resident questioned the depth of paving materials to be used when repaving begins; questioned amount of phone bill; concerns regarding security; wants 24/7 security reinstated and further questioned the HOA's duty of care to the neighborhood.

A resident asked if there were any meeting minutes from the informational meeting held on November 9, 2023, regarding the reserve study. The Board was questioned about next steps.

A resident asked about the scope of work for future planned road work.

A resident expressed his concerns about the dues increase as he's on a fixed income and suggested a fee reduction for seniors. He remains concerned about the water around his fence not being addressed and would like to see the ditch taken care of and a tree removed near his property.

A resident asked if a security review had been performed and would like to review the outcome of any such review. He further asked if there would be any additional security provided or security solutions since the demographics are changing in the general area of Windstone.

A resident asked if there was an engineering report included with the reserve study.

Old Business:

Proposed dues increase: Nate Ellwitz reported that the Board was ready to move forward with a vote for a \$45 monthly dues increase. Additional discussion ensued, including putting the dues increase into a special infrastructure fund. A resident suggested that alternatively, a \$25 dues increase be put into place followed by a \$5 additional increase per year. Discussion was had about raising dues \$20 for the infrastructure fund plus \$5 for inflation (total of \$25) beginning in 2024 and then raising the dues another \$20 in 2024. Terry Tracy made a motion to increase dues \$20 + \$5 for operating inflation in 2024 and an additional \$20 in 2025 for continuing infrastructure repairs and replacements. The motion was seconded by Mike Schillaci. 11 members voted yes. The motion passed.

Landscape updates: Loni Borkowski reported that the irrigation system and front gate landscaping would be completed by spring and all dead plants would be replaced. She further reported that LifeSpark was checking on whether any of the lighting was still under warranty. The tree damaged by a commercial moving truck on Windstone Dr. was inspected by an arborist who determined it to be healthy.

Collapsed culvert at 173 Blue Jay Pkwy: Lynda Pace reported that the ARB committee is investigating.

New Business:

Whisper Creek clubhouse rental agreement renewal: Nate Ellwitz reported Agreement with Whisper Creek HOA was due for renewal for continued use of the facility for WRA Board meetings. A motion to approve was made by Conor Latham; Terry Tracy seconded. 11 members voted yes. Motion passed.

Holiday Lighting Quote: Loni Borkowski reported the holiday lights will be installed Wednesday by American Exteriors for \$5,552.00. An electrician will inspect all connections to make sure that the system is in safe operating order. Conor Latham made a motion to approve the expenditure; Terry Tracy seconded. 11 members voted yes. The motion passed.

A motion to adjourn was made by Doug Ross and seconded by Mike Adkins. The meeting concluded at 8:23 p.m. The next meeting will be held at the Whisper Creek Clubhouse on December 11, 2023, 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) 41 new barcodes issued in the past 30 days. (b) Scheduled multiple service visits for repair of back entrance gate (gate technician ultimately swapped the electronic control board as a trouble shooting measure). (c) Scheduled additional security, on-site guard, in the overlook for Halloween. (i) Issued 100+ Halloween guest passes.
3. RV Lot: One new space leased
4. Streetlights: (a) Awaiting quotes for streetlight post repair on Blue Jay.
5. Communications: Newsletter, website, 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 October 2023:

1. Repaint home (3)

2. Replace existing patio (1)
3. Tree removal (1)
4. Replace mailbox (1)
5. Landscaping (1)

Stormwater: No activity

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 (3)
2. Malfunctioning grinder pump (1)

Lakes: Lynda Pace reported that the fountain in Lake Wisley cannot be turned back on until the water level is raised so the motor will not be compromised due to the shallowness of the lake.

Roads: No activity.

Community Planning: Jessica Henn reported that the Fall Yard Sale was a success and that the Jeepers Creepers Halloween food drive surpassed what was hoped for. 11 Jeeps participated and collected approximately 1350 lbs of food equating to about 1125 meals.

Special Events/Playground: Jessica Henn reported that the replacement sign regarding "play at your own risk" was installed.

Gates and Security: No activity.

Landscaping: No activity.

RV Lot: No activity.

Golf Course: No activity.

Sewer: Lynda Pace reported that a sewer leak occurred at the connection on Windstone Dr. This has been under repair by Mr. Hamil for several weeks. Mr. Hamil, owner of Rainbro, is responsible for this repair. It has taken additional time to complete the repair due to a change in the homeowner's driveway where an extension was recently added directly over the area where the break occurred and had to be cut out before work could begin. The repair is now completed.

Trash: No update.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President