

WRA Regular Meeting Minutes

9/11/23

Nate Ellwitz called the meeting to order at 7:01 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance were Nate Ellwitz, Loni Borkowski, Conor Latham, Terry Tracy, Lynda Pace, Mike Adkins, Rene Straub. Absent: Jessica Henn, Doug Ross, Mike Schillaci and Jerry Young. Also present were Financial Manager, Lisa Crowder and Business Manager, LeAnn Granic.

Guests: 3 residents

President, Nate Ellwitz, asked for a motion to approve the August 14, 2023, Board Minutes. Conor Latham made a motion to approve and was seconded by Loni Borkowski. A vote was taken; 11 members voted yes. The motion passed.

Financial Report:

The Financial Report was presented by Financial Manager, Lisa Crowder. As of July 2023, the HOA is reporting total assets of \$2,120,867.55 and a net income of \$18,520.39 (YTD is \$86,657.51). A motion to accept the Financials was made by Terry Tracy and seconded by Lynda Pace. The motion passed.

Guests: 3

One resident expressed concerns regarding the quality of the road repair that was completed by Catoosa County following the water main break on Windstone Dr. and requested that general road repairs begin. He further expressed concerns regarding the speed of the residents' vehicles in the neighborhood and would like something done to lower speeds. He also requested that the walking lane be re-lined on Windstone Dr.

Old Business:

Windstone Drive culvert repair update: The "Notice to Award" was signed and a pre-construction meeting will be scheduled in the next 30 days.

New Business:

Irrigation Repairs and Landscape lighting update (front entrance): Loni Borkowski reported that repairs will begin on 9/13/23. A full inspection will be performed by Fauscett Contractors of all irrigation and electrical systems.

Review of Beaty Fabricating quote (back exit gate): LeAnn Granic reported that the rear gates will have to be removed, rehinged and re-installed. A quote in the amount of \$1998.00 was received from Beaty Fabricating. A motion to accept the bid of Beaty Fabricating was made by Lynda Pace. Conor Latham seconded. 11 members voted in favor of the motion. The motion passed.

Fall Yard Sale: Jessica Henn reported that the fall yard sale would be held on October 28, 2023.

Reserve Study Updates (Resident Advisory Committee / Schedule date for resident informational meeting): Nate Ellwitz set a tentative date of 11/6/23 to have a meeting with community regarding the results of the reserve study. The study will be released on the Members Only page of WindStone's website in October. A resident advisory committee will review the study prior to the resident meeting to feedback and insights.

A motion to adjourn was made by Mike Adkins and seconded by Terry Tracy. The meeting concluded at 7:33 p.m. The next meeting will be held at the Whisper Creek Clubhouse on October 9, 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 issues in the neighborhood, including notification follow-up letters and tracking sheet updates.
2. Gates, Cameras, and Guardhouse: (a) 52 new barcodes issued in the past 30 days. (b) Scheduled multiple back gate repairs (guardhouse control buttons,

barrier arms, and “sagging” back gate). (c) Ordered new stock of WRA mailing envelopes, and (d) Per WRA policy, deactivated several household bar codes due to non-payment of HOA dues.

3. RV Lot: Coordinate payment to Action Fence for future fence repairs.
4. Communications: Newsletter, website, digital sign. (a) September newsletter sent to residents, (b) Four new residents moved into the neighborhood. They were added to the email notification list and provided with welcome packets and vehicle barcodes, (c) Sent various neighborhood email alerts to residents and responded to multiple voice mails and emails.

ARB: Lynda Pace reported the following applications were reviewed and approved by the ARB in August 2023:

1. Remove and replace deck (1)
2. Tree removed (4)
3. Patio and pool installation (1)
4. Remove two windows and replace with siding (1)
5. Expand existing patio roof cover (1)
6. Add and replace handrails (1)
7. Add small retaining wall (1)
8. Paint home (2)

Stormwater and Sewer: Lynda Pace reported that a sewer leak near the intersection of Tower Pines and Oakhurst was detected. Rainbro was informed and the leak was repaired. Terry Trace reported that the HOA signed a “Notice of Award” to Talley Construction for the Windstone Drive culvert repair and returned the document to CTI.

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 (8)

Lakes: Lynda Pace reported that the fountains in both lakes were cleaned, dye was added, and the swans were removed, cleaned and are ready to be placed back in the lakes.

Roads: Terry Tracy reported that the speed hump relocation is in progress and the target completion date is September 11, 2023.

Community Planning: Jessica Henn reported that the Fall Yard Sale is scheduled for October 28, 2023.

Special Events/Playground: Jessica Henn reported that the new signs for the playground were picked up and the broken swing has been repaired.

Gates and Security: No update

Landscaping: No update

RV Lot: Doug Ross reported a contract was signed with Action Fence for the RV lot fence replacement. The work is expected to begin in approximately four weeks.

Golf Course: No update

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President