

WRA Annual Meeting Minutes
March 26, 2018

Business Manager Tim Haralson called the meeting to order at 7:05 p.m.

Outgoing Director John Reeser presented the invocation, followed by President Lana Freeland who introduced the current Board members: Cheri Bout, Lakes; Martha Culpepper, Treasurer/C&Rs; Debbie Gwaltney, Special Events/Golf Course/Sewer System; Steve Patterson, Roads/Trash/RV Lot; Ellen Phillips, Secretary/ARB; John Reeser, Landscaping/Security; Jared Stehney, Special Events/Landscaping; Rene Straub, Vice-President/ARB/C&Rs; Jim Whitmire, ARB Chairman; Jim Wills, Roads; and absentee Greg Stewart, past president. President Freeland also co-chairs the C&R Committee. She then introduced Financial manager Julie Shull and WRA's attorneys John Phillips and Philip Whittaker from the law firm of Baker Donelson.

Tim Gilbert announced the two new membership plans for the Golf Course and, also, the WindStone Grill summer schedule.

1. Separate memberships for Young Adult and Juniors are now available.
2. Hand-outs for summer carry-out menus are available, with special emphasis placed upon the April 14th breakfast buffet and the April 25th BBQ dinner buffet, as well as the Wednesday night all-you-can-eat wings.

Nominating Committee Chair Ellen Phillips introduced the five candidates for the 2018-2021 Board, who consist of Matthew Brown, Martha Culpepper, Clay Hopcroft, Bob Christenson, and Mike Nist.

Dr. John Crawford presented the Catoosa County Water Authority update.

1. The pump station pad is now poured with the station being delivered April 11th.
2. Completion date hopefully concludes by summer's end.
3. Concerning water pressure, the PVC pipes are of concern; some replacement of the main line must take place in the middle of the road but will be held to a minimum.

Financial Manager Julie Shull explained the difference between bank bill pay and the First Tennessee draft through the WRA. She also urged residents to progress exclusively to the email route.

President Freeland and Mr. Haralson presented this past year's WRA's accomplishments and Goals for this next year.

1. Accomplishments: 24/7 guards with new security company; new water fountain for Lake Wisley; new barrier arms at rear gate to help eliminate tailgating; new irrigation system from front entrance back to Meadowlands on Windstone Drive; upgrade and repairs of irrigation system around Lake Wisley; established an onsite WRA office in the Whisper Creek Clubhouse with an additional WRA drop box; and enhancement of our website.
2. Goals: Revise the outdated C&Rs; appoint a task force to complete this project; improve the RV lot for addition of more spaces and to revisit lot pricing; be more involved with homeowners by adding them to committees with Board members; continue to make gate more workable; enhance appearance of the community via landscaping, etc.; upgrade and improve the playground; and begin 100 percent invoicing to cease postal service invoices.

ARB Chair Jim Whitmire and attorney John Phillips gave an update on the Lonesome Dove property and the lawsuit brought by its owner, Mr. Morris.

Mr. Haralson announced a quorum was established, therefore enabling notice of the new WRA Directors: Matthew Brown, Bob Christenson, returning member Martha Culpepper, and Clay Hopcroft.

A short period for questions-and-answers ensued, followed by Mrs. Freeland's announcement that Jim Wills will chair the 2019 Nominating Committee. She then recognized outgoing Directors Bout, Reeser, and Whitmire and presented a gift to each.

56 percent of the quorum voted 'yes' on the golf cart survey. Following lengthy discussion, residents were urged to sign up for the committee studying the feasibility of golf carts on our roads. (Note: The ARB can allow the use of the vehicles.)

Tim Haralson and Lana Freeland distributed raffle prizes, compliments of the Cleaning Authority, Food City, the WindStone Grill, and Longhorn Steakhouse.

Tim Haralson adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Ellen Phillips, Secretary