

President Jim Nelson called the meeting to order at 7:00 p.m., at the Whisper Creek Clubhouse. He introduced new Board members Sandy Thompson and Jim Whitmire. Directors present: Cheri Bout, Martha Culpepper, Lana Freeland, Nick Lambert, Jim Nelson, Bob Peck, Ellen Phillips, John Reeser, Greg Stewart, Sandy Thompson, Alan Waxenberg, and Jim Whitmire. Guests: Jody Hermann and Julie Shull.

A motion to approve both the March 14, 2016 Minutes and the March 21, 2016 Annual Meeting Minutes was proposed by Bob Peck. Martha Culpepper made the second, and the motion passed unanimously.

Julie Shull presented the current Financial Report.

1. WRA's major accounts are now re-located to First Tennessee. The banks services include free bank drafts and check scans; the safety deposit box will also be transferred to First Tennessee.
2. The Association's new collections firm is Knight & Hooper, PLLC, Attorney-at-Law. Nick Lambert proposed the revised collections policy, as edited on this date, and Lana Freeland seconded the motion. The motion passed unanimously.
3. The lease with Pitney-Bowles is now paid off.
4. Ellen Phillips made the motion to approve the Financial Report, which was seconded by John Reeser; the vote passed unanimously.

Correspondence: We received emails and calls related to the following: ARB requests; suspicious water leak at Lake Haven dam; missing/found dog; playground suggestions; dog barking all night; estate sales inquiry; theft at the Village construction site; compliments about the front entrance; unkempt lawn; and yard waste dumped on empty lot. All of the aforementioned items have been and/or being addressed.

Unfinished Business:

1. Jody Hermann announced the new lighting at the front entrance structure has been installed, as has the additional tree uplights (the latter under warranty).
2. Bob Peck will address moveable street signs to and for the residents on Oakhurst Drive who are concerned about speeders.

New Business:

1. Directors discussed restructuring chairpersons' responsibilities. Jim Nelson moved to accept the slate of new officers; the motion was seconded by John Reeser, and it carried unanimously.
2. The 2016-2017 officers are as follows: Greg Stewart, President; Lana Freeland, Vice-President; Ellen Phillips, Secretary; and Martha Culpepper, Treasurer. Committee Chairs include Lana Freeland and Sandy Thompson, C&Rs; John Reeser, Landscaping; Cheri Bout, Lakes; Bob Peck, Roads; Nick Lambert, Security and Sewer; Martha Culpepper, Special Events; and Alan Waxenberg, Trash and RV Lot. Lana Freeland proposed and directors agreed to submit their reports to the Secretary prior to the beginning of each meeting.

Committee Reports:

1. C&R - One barking dog violation has been addressed, and an unkempt yard problem has been rectified. – Lana Freeland
2. Security – Nick Lambert reported the following:
  - a. A locked vehicle at the far end of Windstone Drive (past the rear gates) was broken into on April 9<sup>th</sup>; however, nothing was stolen.
  - b. A vehicle struck the rear gates' bollards but the repair cost was paid by the offender.

- c. The use of wireless RF (Radio Frequency) sensors continue to cause concerns at the rear gates. To alleviate the potential for safety concerns for our residents and community, as well as extensive maintenance costs for our association, Director Lambert proposed a proactive measure to turn off all residents' RF remotes on June 1, 2016. A special notice will be released prior to that date, including details to replace proxy cards, if necessary. The vote was 11 in favor of the motion and Greg Stewart voted against its passage.
3. Sewer System – Nick Lambert
  - a. Don Dawson replaced a broken air release valve in the Village. Dave Hammel states he will replace all air release valves in WindStone every other month for the next two years.
  - b. Installation of a treatment tank at the lower lift station should help counter potential problems in the future.
  - c. The new gate house sewer valve was also clogged, which resulted in overflow of its grinder pump. All residents are reminded to place *only* toilet tissue into toilets.
4. Lakes – Cheri Bout
  - a. The spillway/cement failure problem from Wisley Way to Lake Wisley is progressively getting worse. Director Bout has obtained three bids to replace all aspects of the spillway concerns: The Maven Group - \$6,424; J&S Construction - \$5,825; and James Shipley Construction, \$3,550. Ms. Bout will gather specifics from both J&S and James Shipley before deciding upon the repair.
  - b. A potential leak remains at Lake Haven's dam. Dam engineers are assessing the situation as to what they believe is necessary to repair and the associated costs.
5. RV Lot/Maintenance – Four truckloads of gravel were delivered on April 8. Director Waxenberg announced the gravel, now spread, looks very attractive and will help to prevent weeds. – Al Waxenberg
6. Landscaping – Greg Stewart
  - a. An on/off valve was just installed at the sprinkler system on Windstone Drive.
  - b. Bob Peck will check estimates to replace the curbing at the front entrance island.
7. Golf Course – n/a
8. ARB – Jim Whitmire
  - a. New submissions include: fence installation; sunroom/pool; dormer above garage; new home building; replace deck with sunroom; satellite; landscaping; and removal of trees.
  - b. The new ARB committee consists of the chair and residents Ted Kemp and Ed Williamson.
  - c. At the May meeting, Chair Whitmire will propose compulsory conditions for prospective estate sales to be approved by the Board.
  - d. Mr. Whitmire will research and draft building restrictions for Cattails to be included in ARB guidelines.
9. Special Events – The spring yard sale is scheduled for Saturday, May 7<sup>th</sup>, from 8:00 a.m. – noon at New Heights Baptist Church. – Martha Culpepper
10. Roads – n/a
11. Trash – n/a

President Nelson adjourned the meeting at 9:20 p.m. The next regularly-scheduled meeting will be held May 9, 2016, at the Whisper Creek Clubhouse, at 7:00 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Jim Nelson, President