

WRA Minutes
August 14, 2017

President Tim Haralson called the meeting to order at 7:02 p.m., at the WindStone Club House. Directors present: Martha Culpepper, Lana Freeland, Debbie Gwaltney, Tim Haralson, Christian McDonald, Steve Patterson, Ellen Phillips, John Reeser, Jared Stehney, Rene Straub, and past president Greg Stewart. Directors absent: Cheri Bout and Jim Whitmire. Guests: Charlie Bacigalupi, Julie Shull, and residents Kaye and Glenn Vaughn.

Mrs. Vaughn presented a list of concerns regarding the new 24/7 process for the front gate entrance, primarily for visitors listed as permanent guests. President Haralson reminded her that the system has been in operation only two weeks and many details still are being tweaked. Moreover, we still are seeking a technology solution to better manage permanent guest entry.

The July 10, 2017 Minutes were unanimously approved, following a motion and a second by Lana Freeland and Christian McDonald, respectively.

The Financial Report, presented by Julie Shull, featured the following:

1. Out of four residents at collections, two are paying monthly, one is in bankruptcy, and the WRA is filing suit to garnish wages of the fourth.
2. Gate deactivation continue to be successful with residents who are past due in payments.
3. Out of five accounts thirty days past due, only two homeowners have not yet contacted Mrs. Shull.

Lana Freeland moved for approval of the Report and Martha Culpepper seconded; all Directors voted in favor.

Correspondence: We received correspondence and calls related to the following: Lost dog/cat/bird; general comments about rear gate barrier arms, new 24/7 Security with gate closure, and reports of rear barrier arm striking vehicles/loose barrier gate arm; Catoosa County Fire Chief request to clear shrubs around a fire hydrant on Blue Jay Parkway; ARB requests; cars parked in street and at lakes; non-residents fishing; and, also, using residents' names to sneak onto golf course. All of the aforementioned items have been addressed and/or being monitored.

Unfinished Business:

1. As to the issue of who owns the common ground in Whisper Creek where a resident continues to discharge storm water into the alley, the WRA is found to be the owner. Therefore, the resident must immediately cease his actions. Association Presidents Tim Haralson and Brent Templeton will address the issue with the homeowner.
2. The insurance claims by residents Vink and Steen have been paid.
3. The WRA paid resident Greene's claim.
4. Payment to resident Callahan is pending estimates.
5. The early closing problem at the back gate is hopefully resolved. Pegasus Controls has installed an extra electronic sensor to bypass the mechanical mechanism on the gate that relays a "fully open" message to the gate controller.
6. Regarding the house being built on Lonesome Dove Lane, the WRA cannot publicly comment because of the ongoing lawsuit and investigation.
7. The landscape irrigation issue at the Lake Haven entrance is to be repaired immediately; this restoration begins tomorrow, August 15.
8. The street lamp's feed from the meter to the lamp at 1415 Dew Drop Crossing is buried at two inches.

Ideas for light, including solar conversion, continue to be explored.

9. Following President Haralson's announcement that very few negative comments about the 24/7 weeks of operation, Directors discussed alternatives to stop the rampant tailgating and excessive speeding by many at the front entrance. One alternative may include placement of one to two speed humps, as well as barrier arms like the yellow ones at the back gate if this problem of front resident gate speeding and tailgating continue. Tim Haralson continued to urge Board members to spend some time at the gate and to notate the many specific examples of non-compliance. Further discussion was tabled at this time.

New Business:

1. The longtime Annual Boy Scout Food Drive to benefit the Chattanooga Food Bank will be held in December (weekend TBA).
2. President Haralson asked for discussion regarding a request to collect clothing and toys on the same date as the food drive. This effort will benefit Bethel Bible Village and also will be held at the Pavilion. Ellen Phillips made the motion to approve the clothing/toy drive with Lana Freeland seconding; all voted in favor of the motion.
3. A large amount of landscaping debris is scattered along Windstone Drive between the Meadowlands and the Creeks. The resident on the east side of the street has been instructed to clean the debris on his property. Dilbeck Landscaping will clear the debris on the west side of the street, which is WRA property.

Committee Reports:

1. Lakes - Ellen Phillips for Cheri Bout
 - a. Lake Wisley was treated last month for typical algae growth and, because of the amount of algae, the fountain had to be power washed.
 - b. Lake Haven remains in good condition.
2. ARB - Ellen Phillips for Jim Whitmire
 - a. Exterior Design requests: Holden Farm Place replacement of back deck and installation of drainage lines; Woodpecker Place replacement of bathroom block window and replacement/repair of driveway; Silent Circle back porch screen; Blue Jay Parkway installation of black wrought iron fence in back yard to include garage side door.
 - b. Updates: Holden Farm Place screen porch, exterior paint, and framing of addition in place; Creek Way Drive driveway installed; Lonesome Dove Lane issues still being addressed by WRA attorney.
 - c. Violations: Meadowstone Circle home painted non-submitted, non-approved colors; Wisley Way garage door painted non-submitted, non-approved colors; Green Meadow driveway installed without application or approval.
3. Trash Service - Steve Patterson (no report)
4. RV Lot/Maintenance - Steve Patterson (no report)
5. Roads - Steve Patterson
 - a. The drainage issue on Lonesome Dove has deteriorated so next week a camera installed underneath the roadway will determine necessary repairs. Temporary steel plate will keep one lane open to traffic during the tear-out and repair. Storm Sewer Install is coordinating the investigation; four companies are providing immediate quotes for scheduled repairs. Director Patterson made the motion to pay no more than \$600 for the engineer report for the Lonesome Dove repairs. Martha Culpepper seconded the motion and all voted unanimously in favor.
 - b. Two paving companies are submitting bids for continued paving improvements from Wisley Way to Stonehurst Circle to include replacement of speed bumps to rubberized speed humps and rumble strips on Wisley Way. Additionally, Directors discussed placement of one to two speed humps at the front resident gate to slow incoming traffic.
6. C&R - Martha Culpepper, Lana Freeland, and Rene Straub

- a. Charlie Bacigalupi will notify a resident who owns an in-home furniture refinishing business regarding the C&R's (unacceptable) noise ordinance
 - b. Garbage is continually left at the curb on the corner of Creek Way Drive and the Meadowlands.
 - c. Overgrown plantings and yard at a vacant house on Windstone Drive were addressed.
 - d. Notices have been issued to residents whose mailbox lights need replacing.
7. Golf Course - Tim Haralson (no report)
8. Sewer System - Tim Haralson (no report)
9. Security - Tim Haralson
- a. Rear gate barrier arm breakage has decreased to two-three times weekly. As stated in past newsletters and Minutes, each resident who breaks a barrier arm will be fined. * *”Any resident who causes the plastic attachment parts at the rear gate barrier arms to shatter because of vehicle contact will be charged for replacement with a minimum of \$50 [labor] plus parts.”
 - b. With the new 24/7 manned gates, tailgaters on the heels of a properly-permitted vehicle have increased dramatically at the front entrance gate. If issues with tailgating and speeding continue, speed bumps, barrier arms, and other outcomes will be considered.
10. Landscaping – John Reeser
- a. The dead trees on Windstone Drive and Greenmeadow Lane will be removed next week.
 - b. Christian McDonald made a motion to remove the dead cypress trees near Lake Wisley and replace them with a tree cleaner than the currently-suggested river birch. “Cleaner” trees are being researched and bid. Jared Stehney seconded the motion and all voted unanimously in favor.
 - c. Director Reeser currently is working with Mr. Bacigalupi on a sight problem on the corner of Windstone Drive and Circlestone Drive.
11. Special Events – Debbie Gwaltney, Christian McDonald, and Jared Stehney
- a. The Fall Yard Sale is scheduled for Saturday, September 16, from 8:00 a.m. to 12:30 p.m., at the New Heights Baptist Church. Director Stehney will monitor the activity and, also, collect the \$5 donation for the church from each participating booth. Providence Ministries will pick up any unsold items that residents wish to donate at the conclusion of the sale.
 - b. The Fall Festival will be held Sunday, October 22, from 4:00 – 6:00 p.m. in the parking lot of the WindStone Golf Course. This date is confirmed with Jeff Craig; he and the Committee plan to meet August 16 for further discussion concerning food, entertainment, and so forth. This year’s theme is “Tailgating” (as in football games – not residents’ gates!). The September newsletter will include information for neighborhood volunteers, along with contact info for Director Gwaltney.
 - c. A meeting with Roy de Santos with Elite Property management is planned for August 15 to determine requests for the new Holiday Lights.
 - d. The Yard-of-the Month was awarded to Debbie Malone at 2035 Holden Farm Place. She received a letter of recognition and a Lowe’s \$25 gift certificate.

President Haralson adjourned the meeting at 8:40 p.m. The next regularly-scheduled meeting is set for September 11, 2017, at 7:00 p.m., at the WindStone Golf Club.

Respectfully submitted,

Ellen Phillips, Secretary

Tim Haralson, President