

President Greg Stewart called the meeting to order at 7:00 p.m., at the Whisper Creek Clubhouse. Directors present: Cheri Bout, Martha Culpepper, Lana Freeland, Nick Lambert, Bob Peck, John Reeser, Rene Straub, Greg Stewart, Sandy Thompson, Alan Waxenberg, and Jim Whitmire. Director absent: Ellen Phillips. Guests: Jerry Hightower and Whisper Creek Board members.

Mr. Hightower, Senior Project Manager with CTI Engineers, presented the proposal for the new Catoosa Utilities District pump station. The station would be built on 4/10 acre, purchased from the WRA, and its architecture and design created to harmonize with our front entrance and gate house, including coordination of landscaping. Nick Lambert proposed a motion to approve only the location and Bob Peck seconded. The motion to approve the location passed unanimously.

A motion to approve the July 11, 2016 Minutes was presented by Al Waxenberg and seconded by Rene Straub; the vote passed unanimously.

The Financial Report was presented by Martha Culpepper and passed unanimously with a motion to approve by Bob Peck and a second by Nick Lambert. The Report included:

1. Four residents in arrears were submitted to the Collections Attorney.
2. \$5,280.70 was received for an abandoned home on Windstone Drive.
3. \$526.03 was received for a bankruptcy home on Shay Cove.
4. Past due notices were sent to thirty-six residents; twenty-one responded with payment.

Correspondence: We received calls and correspondence related to: three new leases approved; sick fox sighting; found dog and kittens; missing cat; vendor solicitation; inquiry about CUDA pump station; street parking; golf ball breaking house window; doorbell ringing in Lake Haven; speeding vehicle; and late work hours at construction lot in Villages, as well as report of a suspicious vehicle. All of the aforementioned items have been addressed and/or are being monitored.

New Business: Lana Freeland announced a new account was opened at First Citizens Bank to relieve the Capital Bank account balance that was in excess of the FDIC limit. Signature cards have been signed.

#### Committee Reports:

1. Roads – Bob Peck
  - a. Resurfacing of Windstone Drive and the Moonrise Trail alley is complete. The old curbing on the exit side of the gate house has been removed with new curbing to be installed this week.
  - b. A new speed hump was ordered to replace the one on Windstone Drive where resurfaced.
  - c. All but one drain grate in Whisper Creek have been switched to allow bicycles to pass over without tires falling into the grate(s).
  - d. An issue arose with a Whisper Creek resident regarding the non-resurfacing behind the resident's home. Director Peck brought this matter to the attention of the Board.
2. ARB – Jim Whitmire
  - a. A letter was mailed to a Whisper Creek resident concerning unapproved work and mandated corrections at the front of his home. Follow-up conversation ensued between the homeowner and Chairman Whitmire.
  - b. Additional time requested to complete a project on Woodway Drive was approved.
  - c. Porch handrail in the Cattails was completed and inspected.

- d. Recent approved projects: conversion of a screen porch to a sunroom (Holden Farm Place); repair of a cracked and sinking driveway (Lazy Circles Drive); and landscape design (Woodpecker Place).
3. Security – Nick Lambert
  - a. Two incidents reported of doorbell ringing in Lake Haven.
  - b. Residents and guests are reminded that sign-in at the guest entrance is necessary for security documentation with regards to non-residents' traffic.
4. Sewer System – Nick Lambert. Dave Hammel replaced an odor media and flushed gravity lines in the Cattails; additionally, he has ordered one air relief valve.
5. Lakes – Cheri Bout
  - a. Many compliments on lakes' appearances.
  - b. The Lake Wisley spillway replacement is still scheduled for fall.
  - c. No further seepage observed on the back side of the Lake Haven dam.
6. RV Lot/Maintenance – Al Waxenberg. The RV lot was sprayed because of weed growth.
7. Trash Service – Al Waxenberg. Our service contract is expiring, and Jody Hermann will solicit new bids.
8. C&R – Lana Freeland and Rene Straub
  - a. Communication regarding the following issues was dispensed: unkempt yards; barking dogs; mailbox lights; trailers parked at homes; cars parked on streets and in yards; for-sale signs; vans with commercial signage; contractor signs; and tree debris in yards. One homeowner is currently being assessed fines for untidy property.
  - b. Owners on the Windstone Drive vacant lot state they have hired ABC Trees to clean up the area at the end of the month.
  - c. The retention pond in Whisper Creek has been emptied of trash and cleaned up.
  - d. A WindStone "Mailbox Makeover" contest was announced and the competition rules will be published in the upcoming newsletter. A cash prize will be awarded to the winner.
9. Landscaping – John Reeser
  - a. A bush will be removed by the back gate.
  - b. Dead trees at the entrance will be replaced this fall.
  - c. An evergreen at the front entrance continues to be monitored.
10. Special Events – Martha Culpepper and Sandy Thompson
  - a. July Yard-of-the-Month winners are Jack and Jimmie Holloway at 9417 Lazy Circles Drive.
  - b. Director Culpepper and golf pro Jeff Craig discussed a partnership for the Fall Festival; details to follow.
  - c. The Christmas lighting will be installed the day after Thanksgiving.

The meeting was adjourned at 9:30 p.m. The next regularly-scheduled meeting will be held September 12, 2016, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Lana Freeland for Ellen Phillips, Secretary

Greg Stewart, President