

WRA Minutes
December 11, 2017

President Pro Tem Lana Freeland called the meeting to order at 7:00 p.m., at the Whisper Creek Clubhouse. Directors present: Cheri Bout, Martha Culpepper, Lana Freeland, Debbie Gwaltney, Christian McDonald, Steve Patterson, Ellen Phillips, Rene Straub, Jared Stehney, Jim Whitmire, temporary Director Jim Wills, and past president Greg Stewart. Director absent: John Reeser. Guests: Julie Shull and temporary Business Manager Tim Haralson.

Upon a correction of the November 13 Minutes with the attendance of Jim Wills, temporary Board member, a motion was made and seconded by Rene Straub and Jared Stehney, respectively, to approve the Minutes. The motion passed unanimously.

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

1. The insurance company assisting the WRA with attorney bills on the lawsuit case will, hopefully, pay for part of the bills, dated after October 13, 2017.
2. The bank in charge of the Miller residence mailed a check for \$320 to pay the Dilbeck invoice.
3. Collection procedures with gate deactivation continue to be successful.
4. The first resident submitted to the Collections Attorney is now paid in full. After the monetary division with the agency, WindStone recovered \$3,000.
5. Another resident who owes several thousand dollars has agreed to begin payments. This property was previously in collections and, prior to that, in bankruptcy.
6. Board members are in possession of the proposed 2018 budget. (See New Business)

Ellen Phillips moved to accept the Report. Martha Culpepper made the second, and the motion passed unanimously.

Correspondence: We received calls and correspondence related to the following: new front gate speed humps; need for barrier arms at front gate to prevent tailgating; lake fountain failure; barking dog; coyote presence; and various C&R complaints. All of the aforementioned items have been addressed and/or being monitored.

Business Manager Report: Temporary manager Tim Haralson announced that the scouts collected 5800 tons of food for their annual food drive, and Bethel Bible Village was the recipient of 52 bags/boxes of clothing, plus \$170 in monetary donations.

1. Discussion ensued about the WRA solicitation regulation with regards to Bethel Bible Village.
2. Continued conversation was tabled until a meeting next year .

Unfinished Business:

1. The hearing for the Lonesome Dove Lane lawsuit has been postponed until after the holidays.
2. Playground revitalization
 - a. The equipment seems to be in decent condition; more mulch is necessary, and timbers need repair; basketball court requires repair; and the playground gear needs cleaning/repainting.
 - b. A drainage problem in the play area necessitates repair.
 - c. Because of the potential expense that is not included in the 2018 Budget, the Board will send a letter and survey to residents concerning interest in a "Playground Work Day," to be held in late winter/early spring, assuming enough residents agree.

3. The Cattails maintenance request was tabled until its officers receive feedback from their neighborhood.
4. Revised Board committee assignments include Debbie Gwaltney, Special Events co-chairperson and Sewer/Golf Course; Christian McDonald, Special Events co-chairperson, and security committee member; Ellen Phillips, Secretary and ARB committee member; and Rene Straub, Pro Tem Vice-president, C&R Co-chairperson, and ARB committee member.

New Business:

1. Lake Wisley Fountain
 - a. Upon Cheri Bout's discussion of the three (3) submitted bids for the new fountain, the Board agreed to purchase the Casco pump from AquaMaster for \$10,617, which is all-encompassing with the pump, its lifetime guarantee, and the installation with cable.
 - b. Greg Stewart made the motion to accept this bid with Martha Culpepper seconding. Ten Directors voted in favor and Director Bout voted against; the motion passed.
2. 2018 Budget update
 - a. Landscaping has been put out for bid. As all bids were not completed at this meeting, discussion was tabled until the Landscaping Committee meets to make a recommendation. Because of the upcoming holidays, an email motion, second, and vote will follow.
3. Business Manager search - The Nominating Committee, consisting of the officers, is accepting applications through Friday, December 15th, with interviews to commence the following Monday, December 18th.
4. The website/postcard invitations "Nextdoor Windstone" [sic] geared toward residents were reviewed. Christian McDonald proposed that Director Phillips contact the company to notate this site and the written communication are not WRA-sanctioned and should include a disclaimer to this effect. Jared Stehney seconded the motion, which passed unanimously.

Committee Reports:

1. Lakes – Cheri Bout (See New Business)
2. ARB – Jim Whitmire
 - a. Approvals include Turtle Crossing tree removal; Blue Jay Parkway trees' removal; Woodpecker Place tree removal/replacement; and Holden Farm Place landscaping.
 - b. Exterior changes include Loch Haven pressure wash and paint; Tower Pines Cove to replace Masonite with composite siding and replace porch light fixture; and Fore Winds Hill disability-access ramp installation.
 - c. Updates comprise the following: Holden Farm Place screen porch addition progressing, but balusters were delivered late so completion will be delayed; Lonesome Dove Lane resident requested reduction of awning size by one-third, which was approved but window replacement was denied. ARB requested more information on the latter's witches' hat before considering a final decision.
 - d. Lonesome Dove Lane property/resident's appeal resulted in the following:
 - 1) Ellen Phillips made the motion to deny Mr. Morris' appeal, based upon the fact that he has not and is not building his house according to previously-submitted plans. Steve Patterson seconded and all WRA Directors voted unanimously in favor of the motion.
 - 2) Jim Whitmire, ARB Chairman, motioned to reject Mr. Morris' settlement offer; following a second by Director Phillips, all voted in favor of the motion. Attorney John Phillips was instructed to contact Mr. Morris with the Board's decision.
3. Trash Service – No report

4. RV Lot/Maintenance – Steve Patterson reported that because the inventory of the lots shows all in correct order, gravel delivery will be postponed to the spring.
5. Roads – Steve Patterson
 - a. Director Patterson has contracted with a civil engineering firm to develop drawings and prepare essential paperwork for the repair of drainage and the road on Lonesome Dove Lane.
 - b. Feedback concerning the addition of rumble strips at the top of the Wisley Way hill has resulted in a request to the paving contractor to address extension of rumble strips across the entire road to prevent vehicles avoiding those strips by driving on the wrong side of the road.
6. Nominating Committee – Lana Freeland announced interviews for the Business Manager position will be held next Monday morning, December 18, to begin at 10:00 a.m. for the top three contenders.
7. C&R – Martha Culpepper, Lana Freeland, and Rene Straub
 - a. Problems persist and are being addressed in the areas of yards, parking, mailbox lights, and so forth. A barking dog in the Meadowlands is a new issue.
 - b. The Committee continues to fine the house on Lazy Circles Drive because of its continual deterioration of both front and back yards. The homeowners remain unrelenting in their disregard to requests for a meeting.
8. Golf Course – No report
9. Landscaping – Tim Haralson reported for John Reeser that bids have been submitted from three landscaping companies; further information and motion TBA.
10. Special Events – Debbie Gwaltney, Christian McDonald, and Jared Stehney
 - a. The Christmas lighting at both front and back gates was turned on November 24th and will remain in place through the first week in January.
 - b. The WindStone Annual Decoration Contest will be judged on Sunday, December 17th and a winner will be chosen in each of the following categories: *Classic Christmas* (traditional décor); *Holiday Cheer* (thematic throughout their decorating scheme); and *Festive Fun* (the best National Lampoon [Christmas] “Vacation” focus). Each winner receives a \$25 gift certificate and a letter of recognition.
11. Security – Tim Haralson reports no new issues.
12. Sewer System – Tim Haralson reports no new issues.

Prior to adjournment at 9:00 p.m., Julie Shull was excused, for the Directors to discuss her end-of-year bonus. Steve Patterson moved she receive \$750 with Jared Stehney making the second. All voted unanimously in favor of the motion.

The next regularly-scheduled meeting will be held Monday, January 8, 2018, at the Whisper Creek Clubhouse, at 7:00 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Lana Freeland, President Pro Tem