

**WRA Board Minutes
December 12, 2016**

President Greg Stewart called the meeting to order at 7:00 p.m., at the Whisper Creek Clubhouse and introduced new Director Tim Haralson. Directors present: Martha Culpepper, Lana Freeland, Tim Haralson, Bob Peck, Ellen Phillips, John Reeser, Rene Straub, Sandy Thompson, Alan Waxenberg, Jim Whitmire, and Greg Stewart. Director absent: Cheri Bout. Guests: Jody Hermann and Julie Shull.

A motion was made and seconded by, respectively, Lana Freeland and Sandy Thompson to approve the November 14, 2016 Minutes, and the motion carried unanimously.

Financial Report:

1. Financial Manager Julie Shull will go to Collections Court this week regarding a resident who is in arrears of long duration. Each of their gate devices have been de-activated.
2. Directors agreed that upon a six (6)-month amount outstanding, a resident will face Collections Court and also be responsible for any and all related fees.
3. The Financial Report was unanimously approved, following a motion and second by Martha Culpepper and Rene Straub.

Correspondence: We received calls and correspondence related to the following: ARB requests; lost/found pets; street parking; graffiti on WindStone property and real estate signs in the community; Catoosa County water main break on Windstone Drive; noise disturbance in the Meadowlands; tree debris in playground and clogged storm drains following storm; barking dogs; electronic message board communication; brush pickup dates; food truck sales on Hawks Landing; and WindStone Board nominations. All of the aforementioned items have been addressed or/are being monitored.

Unfinished Business:

1. CUDA Pump Station – Greg Stewart discussed WRA’s forthcoming appraisal of the property for the Catoosa County Water Authority’s pump station.
2. Julie Shull presented the proposed 2017 Budget. Following discussion that balanced the Budget, the motion to approve was made by Lana Freeland and seconded by Sandy Thompson. It passed unanimously.
3. The accepted bid to restore power to the street light on the corner of Holden Farm Place and Secret Circle was submitted by Allied Electrical for the sum of \$3,600. (The wiring is either under the sidewalk or the road.)
4. Tim Haralson announced December 10th’s Boy Scout Food Drive netted 4600 pounds of food, and he expressed appreciation for residents’ continued generosity.

New Business:

1. Discussion to repair the erosion problems in the ditch on Lazy Circles Drive were tabled until the January 2017 meeting when additional information is available. Director Stewart will obtain an estimate from Dilbeck for necessary work.
2. The Annual Meeting will be held March 20, 2017, at the WindStone Grill at 7:00 p.m.
3. A Called Meeting will be held immediately following tonight’s meeting.

Committee Reports:

1. Landscaping – John Reeser
 - a. Several dead trees have been removed along the berm between the front entrance and the electronic message board.
 - b. The Sawtooth trees have been replaced.
2. Special Events – Martha Culpepper and Sandy Thompson
 - a. The holiday lights are up and beautiful. Immediately forthcoming are lights encircling the light tower and additional lights on the stone columns at the front gates.
 - b. The Holiday Decorating Contest is Saturday, December 17th, at 7:00 p.m.

3. Roads – Bob Peck
 - a. The drain grates on Cattail Meadows and the corner of Windstone Drive and Woodway have been cleaned, as has the grate at 9216 Windstone Drive. The pothole at Whisper Creek’s entrance has been temporarily patched.
 - b. Director Peck will contact someone to enhance nighttime visibility on the island entrance.
4. Security – Tim Haralson
 - a. On November 29th at about 6:15 p.m., a resident’s car hit and drove through the gate at the residents’ front entrance and then left the scene without stopping. Through WRA video camera recordings and gate access control reports, Jody Hermann was able to ascertain who carried out the damage. The gate had to be removed and must be completely replaced at a cost to the resident’s insurance company of approximately \$10K. Director Haralson and Mrs. Hermann are obtaining bids for an attractive quick moving barrier arm to help prevent further damages of this nature in the future.
 - b. Conversion to the bar code system at the back gates, as well as installation of quick moving barrier arms is estimated at \$28,996. The Board will further discuss this change at the January 2017 meeting.
5. Sewer – Tim Haralson met with sewer owner/operator Dave Hammel to discuss current status of the system. No known items of concern are noted.
6. Lakes – Jody Hermann for Cheri Bout
 - a. The lakes contractor emailed Ms. Bout with a recommendation to add borders to prevent banks and mulch from sliding.
 - b. The contractor also cleaned out leaves and debris around the fountain motors in both lakes and, additionally, repaired lights.
7. ARB – Jim Whitmire
 - a. Current construction activities on the house on Lonesome Dove have not been approved. Chairman Whitmire meets with the Catoosa County Building Inspector on Thursday, December 15th.
 - b. A homeowner on Windstone Drive notes he will submit plans for approval to make structural repairs and updates in order to render his property more salable.
 - c. A resident on Creekway Drive submitted plans for new construction; approval must wait until receipt of plat drawings.
8. C&R – Lana Freeland and Rene Straub
 - a. One homeowner continues to be assessed fines because of unkempt property.
 - b. Resident near the playground requested a large fallen tree limb be removed from his property. Dilbeck removed promptly.
9. Nominating Committee – Alan Waxenberg announced submission of biographical forms from two prospective candidates; three-four other residents have expressed much interest in running for the 2017-2020 WRA Board of Directors.

Following a motion by Lana Freeland, a second by Ellen Phillips, and unanimous passage, President Stewart adjourned the meeting at 8:25 p.m. The next regularly-scheduled meeting will be held January 9, 2017, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary

Greg Stewart, President