

Vice President 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, Tim Haralson, Bob Peck, Ellen Phillips, John Reeser, Rene Straub, Sandy Thompson, Alan Waxenberg, and Jim Whitmire. Director absent: Greg Stewart. Guests: Jody Hermann and Julie Shull.

The January 9, 2017 and December 19, 2016 Minutes were unanimously approved, following a motion and second by Sandy Thompson and John Reeser, respectively.

Julie Shull announced details of the current Financial Report.

1. BB&T recommends the Board obtain a quote for cyber insurance, which Mrs. Shull is processing and will return for an upcoming vote.
 2. Our monthly e-statements and ACH bank drafts slightly increased in number; residents not currently on this plan are urged to participate to save the WRA postage and materials fees.
- Rene Straub made a motion to approve the Report and Ellen Phillips seconded; the motion passed unanimously.

Correspondence: We received calls and correspondence related to the following: request for ditch work in Overlook; barking dog; loose dog; various ARB requests; real estate sign requests; report of unkempt property; street parking; report of falling tree; CUDA main water line break at Overlook entrance; CUDA pump station inquiries; goose hit and injured at Lake Wisley. All of the aforementioned items have been addressed and/or being monitored.

Unfinished Business: Jody Hermann reported for Greg Stewart that the contracts have been approved and signed. The quit claim deed and easement for the CUDA pump station has been signed and recorded.

New Business:

1. Improved ISO Ratings for some Georgia residents may result in a policy price decrease. This would result because of a Mutual Aid Agreement (for backup assistance) between Catoosa County's Fire Station and Tennessee's Tri-Community Fire Department.
2. Mrs. Hermann submitted drawings to Directors concerning a lighting plan for the islands behind the electronic message board. Following much discussion, Mrs. Hermann is to ask LifeSpark to set out a demonstration of recommended lights on a temporary basis for Board perusal. At that time, a motion will be entertained to add some or all the lighting to the setting or to delete altogether.

Committee Reports:

1. C&Rs - Lana Freeland and Rene Straub
 - a. One homeowner is currently being assessed fines for unkempt property.
 - b. The Hamilton County Building Inspector and the Health Department, along with the WRA Collections Attorney, have been contacted about the house on Lazy Circles. The Collections Attorney will contact the homeowner's bankruptcy attorney.
 - c. A house on Wisley Way with car parking that hinders the ingress and egress of their neighbors is being monitored.
 - d. Several reminders about mailbox lights have been issued.
 - e. A resident on Blue Jay Parkway was told to remove a moving sale sign from her yard. All residents are reminded that garage/yard sales of any kind are prohibited in WindStone.
 - f. Complaints are being monitored regarding a barking dog on Woodpecker Place.
2. Golf Course - n/a
3. Landscaping – Following an email motion by Tim Haralson and a second by Greg Stewart, Directors voted unanimously to move forward with the drainage work in the Cattails. At tonight's meeting, John Reeser announced the storm drain ditch work in Cattails Meadow is complete.
4. Special Events - Martha Culpepper and Sandy Thompson
 - a. The Annual Meeting will be held at the WindStone Grill at 7:00 p.m., on March 20th.

- b. The Easter Egg Hunt will be held on Saturday, April 8th, 2:00-4:00 p.m., at New Heights Baptist Church.
5. Roads - Bob Peck
 - a. Replacement of a section of the first speed bump entering the neighborhood was necessary because a vehicle tore out that section.
 - b. Chattanooga Striping will put another coat of reflective paint on the front entrance islands' curbing, along with more reflective glass beads.
 - c. ARB Chair Whitmire will speak with the Whisper Creek HOA Board concerning curbs and cracks upon entering Whisper Creek.
 - d. A resident on South Links Drive requested to change the size of a storm grate. Following Board discussion, Director Peck will contact the homeowner to discuss further.
6. Security - Tim Haralson
 - a. A light has been installed at the resident lane gate because of so many drivers speeding and coming to such abrupt halts at the gate.
 - b. Director Haralson made a motion for Pegasus to install the identical bar code system at the back gates as are at the front. The system, with the addition of an unobtrusive barrier arm, costs \$28,996.48. Cheri Bout seconded the motion, which passed 10 to 1; Rene Straub dissented.
7. Sewer System - n/a
8. Lakes - Cheri Bout
 - a. The Lake Wisley spillway repair is completed. Additional rip rap or river rock for the area surrounding the spillway was discussed.
 - b. Lake Haven's dam inspection occurred on February 8th; we are advised to maintain a watch on the occasional leak area.
9. RV Lot/Maintenance - n/a
10. Nominating Committee - Alan Waxenberg and Jody Hermann announced the ballots for new Directors will be mailed this week. Residents are strongly encouraged to return their ballots as quickly as possible.
11. ARB - Jim Whitmire
 - a. Tree removal on Lazy Circles Drive was approved and completed.
 - b. A request to repair an existing retaining wall in Hawks Landing has been submitted.
 - c. A request from a Brookgreen Lane resident to temporarily place a dumpster to remove items left by the previous owner was approved.
 - d. Plans for new construction on Creekway Drive were reviewed and approved.
 - e. A homeowner on Windstone Drive has been notified that dirt and debris from pool installation must be cleared from the streets.
 - f. Following extended discussions with a lot owner on Lonesome Dove, the final resolution is all for all construction to be completed by April 1, 2017. Currently, the Catoosa County Building Inspector has issued a stop work order until the owner complies with specific building regulations.
12. Trash Service – n/a

Vice President Freeland dismissed the meeting at 8:30 p.m., following a motion made and seconded by Directors Culpepper and Thompson with unanimous approval. The next regularly-scheduled meeting will be held March 13, 2017, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary

Lana Freeland, Vice President