

**WRA Minutes**  
**April 9, 2018**

President Lana Freeland called the meeting to order at 6:59 p.m., at the Whisper Creek Clubhouse. Directors present: Bob Christenson, Martha Culpepper, Lana Freeland, Debbie Gwaltney, Clay Hopcroft, Ellen Phillips, Rene Straub, and Jim Wills. Directors absent: Matt Brown, Steve Patterson, and Jared Stehney. Guests: Tim Haralson, Business Manager and Financial Manager Julie Shull, Whisper Creek HOA Director Brent Templeton, and residents Lynn and Andy Owens.

Mr. Templeton presented an idea to bring WindStone and Whisper Creek into a more unified neighborhood by working together as one entity. The Board asked him to return next meeting to further discuss the "WindStone Challenge" as part of the May agenda.

Each Board member introduced him/herself to the others to help the new Directors to better identify the current members.

The March Minutes were approved via email.

Financial Report – Mrs. Shull discussed receipt of a gate deactivation letter.

Business Report – Mr. Haralson presented current topics, including testing of new email address, directory ads, RV lot openings (four openings in the front and three in the back), ARB booklet updates [1) burning and 2) remodeling completion date], as well as updates on additional documents. With the supplemental mailbox at the entrance to the Whisper Creek Clubhouse as a physical address, the Board decided to omit the Ooltewah P.O. Box, following plenty of notification to residents, vendors, and so forth.

Unfinished Business: Directors were asked to read the Minutes to the Annual Meeting, which do not require formal approval.

**New Business:**

1. Election of new officers resulted in the current slate becoming the 2018-2019 slate. Jim Wills made the motion to approve Lana Freeland (President), Rene Straub (Vice-president), Ellen Phillips (Secretary), and Martha Culpepper (Treasurer). Clay Hopcroft seconded the motion, which passed unanimously.
2. Upon review of the Board survey, President Freeland directed the Board to read the C&R's, By-laws, and ARB guidelines in their entirety before the May meeting. Mr. Haralson will ask our Baker Donelson attorney to be present to answer any questions or concerns. Director Wills will head the committee to revise the current, outdated Bylaws. Mr. Haralson presented each Board member with a new copy of the WRA C&R's, By-laws, and ARB guidelines.
3. Director committee assignments were discussed and the following designations applied: Rene Straub, ARB; Martha Culpepper, Landscape/Beautification; Debbie Gwaltney, Special Events; Steve Patterson, Roads/RV Lot/Trash; Jared Stehney, Golf Course; Jim Wills, Roads/Sewer Systems; Bob Christenson, Security; Matt Brown, Lakes; and Clay Hopcroft, C&R's. Charlie Bacigalupi, former Business Manager, continues to serve as newsletter and website editor.
4. Dialogue ensued about borrowing or renting a van to transport Board members around the neighborhood to familiarize everyone with all sections of WindStone.

5. The golf cart discussion was tabled until this fall.
6. The ongoing problem with the barking dog in the Meadowlands has been turned over to our attorney as the resident first involved her own lawyer.

Committee Reports:

1. Lakes (no report)
2. ARB – Rene Straub
  - a. Chairperson Straub reminded the Board that the Laney sale, to be held the last weekend in April, is a test case only and held as this test case because the resident's wife recently died, and he is moving immediately. Mr. Laney is hiring guards, a licensed and bonded estate sale company, and must follow the protocol as set up by the ARB. Following this test case, the Board will decide if any other estate sales following these dictates are in order.
  - b. Requests approved include addition of a black wrought iron fence on Woodpecker Place (as well as an exterior painting elsewhere on this street), screened-in porch and repainting exterior on Blue Jay Parkway, sidewalk repair on Windstone Drive, extension of existing deck with upgrade on Sandpiper Trail, and replacement of rear Masonite siding with Hardie board on Wisley Way, and, finally, Holden Farm Place approval for exterior painting and replacement of decking materials.
  - c. A meeting is scheduled with a Windstone Drive family to discuss the actual property boundaries around their home.
  - d. Another offer was received from Mr. Morris. Per former and future answers to his queries, the WRA Board's only answer is for Mr. Morris to follow the Court's Order.
3. Trash service – Steve Patterson
  - a. Residents must bag anything to be picked up.
  - b. Limb and other special pickup days will be announced.
4. RV Lot/Maintenance – Steve Patterson
  - a. Waiting list residents have been notified to fill any open spaces (see Business Report).
  - b. Rates are under review for reasonable cost increases.
5. Roads – Steve Patterson and Jim Wills
  - a. Rumble strips will be added at Hole 9 crossing on Wisley Way; all other crossings were tabled at this time.
  - b. Lonesome Dove plans are progressing to finalize culvert quote packages for Board approval; this repair is essential.
  - c. Quotes for repair of pots holes in Whisper Creek are due next week; in the meantime, the holes will be patched by Board members.
6. C&R – Martha Culpepper
  - a. A dog was attacked and killed by coyotes, which seem to be roaming the neighborhood. Resident are urged to watch their pets carefully when outdoors. Tim Haralson will contact Tennessee and Georgia wildlife and resource agencies for any new recommendations to rid subdivisions of the animals.
  - b. Ongoing issues include debris behind a Lake Haven home, dying trees, bushes on the roads, and unkempt yards in the Meadowlands.
  - c. The yard at Windstone Drive and Overlook has not been mowed, even though the real estate agent has been contacted. The owner, who has already moved out, paid a landscape company to mow; however, they have failed to do so.
  - d. The residents of the home that burned in the Meadowlands are waiting on the insurance company to settle so the former can clean the lot. They have a year to do so, according to Georgia statutes.

- e. A number of complaints have been issued regarding a constantly-barking dog in the Meadowlands, with letters sent to the homeowner. She contacted her attorney so, therefore, the WRA's attorney will deal with the issue.
- 7. Golf Course – Tim Haralson expressed Tim Gilbert's appreciation of our promoting the Grill's residential buffets and for him addressing the Annual Meeting. Mr. Gilbert states two more buffets are in the offing this month.
- 8. Landscaping/Beautification – Martha Culpepper
  - a. Contact with Dixie Landcaping requested the quote for general schedule of maintaining WindStone.
  - b. A committee to address the Meadowlands playground was set up with interested residents, as was the Landscaping Committee.
  - c. The former chairs of Landscaping and Lakes received a letter from a Shay Cove absentee owner requesting the Board to install drain pipes and spruce up the area behind his home. However, the overflow has always been just a drainage basin for Lake Haven and it simply floods and subsides with rainfall. The two former chairs recommended the Board take no action.
- 9. Special Events – Debbie Gwaltney
  - a. The Spring Yard Sale is scheduled for Saturday, May 5<sup>th</sup> from 8:00 a.m. until noon. \$5 will be collected from each participant as a donation to New Heights Baptist Church for the use of their parking lot.
  - b. Some residents have expressed an interest in joining this committee. They have been contacted and Mrs. Gwaltney is awaiting their replies.
- 10. Security – Tim Haralson
  - a. The year-old foam was replaced on the rear barrier arms, as it was torn in many places from all the knockdowns.
  - b. The rear exit arm circuit board was replaced as it has begun to not open when activated via the siren for emergency entrance and exit.
  - c. Pegasus believes the rear exit iron gate is hitting the curb during windy days causing false "obstruction commands" to be received in the controller. The committee is studying the idea of cutting out part of the curb and replacing with landscape timber that forms a well pocket for these conditions.
  - d. The WindStone flag currently flying at the front was purchased as part of a excellent deal with the Directory expenditure.
  - e. Residents are reminded to call law enforcement (911) when an emergency occurs or a crisis arises. **Do not call the gate guards** as they are unable to take any action other than to also call the sheriff.
- 11. Sewer System – Tim Haralson
  - a. Rainbro recently repaired at 348 Wisley Way.
  - b. Rainbro underwent a failure under the driveway of the resident across the back gate, which took several weeks to trace, discover, and replace the affected area. It is believed to be caused by a delayed break from the phone company installation of new fiber a few years ago in the same ditch line.

Following a motion to adjourn by Ellen Phillips and seconded by Rene Straub, President Freeland adjourned the meeting at 8:39 p.m. The next regularly-scheduled meeting will be held May 14, 2018, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary

Lana Freeland, President