

**WRA Minutes**  
**February 12, 2018**

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

Following the call-to-order, a motion was made by John Reeser and seconded by Cheri Bout, to approve the Minutes from the January 8, 2018 meeting of the Board of Directors. The motion passed unanimously.

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

1. Three residents are in collections for failure to pay monthly dues: one resident is paying monthly through a collection agency, one resident is being sought by the collection attorney, and one resident has abandoned the home for which the dues are owed. The mortgagor is taking over payments for this home, and a lien has been placed on the property.
2. Collection procedures using gate deactivation continues to be successful.
3. A lien in the amount of \$145,771.90 has been filed on the property at 410 Lonesome Dove. This lien will be amended monthly as new attorney fees are received and to account for each additional month's fine.

Jim Whitmire moved to approve the financial report. Ellen Phillips seconded the motion, which passed unanimously.

Business Manager Tim Haralson reported on the following:

1. The residents' front entry gate was inoperable for a period of time. It was determined that the memory board that controls that gate was intermittently failing. The memory board was replaced for a total cost of \$1,813.97.
2. The new Lake Wisley fountain is now operational. The fountain features four spray nozzles, six colored lights, and can be programmed to "dance" to music via an MP3 player. The fountain was turned off during recent periods of heavy rain due to increased debris in the lake caused by increased water flow.
3. RV lot renewal notices have been sent. A small number of spots remain available for rent.
4. WRA is installing a new private, secure e-mail system. The previous system was antiquated and no longer suited the needs of the WRA. The domain name is windstonehoa.org
5. A meeting was held between Tim Haralson and Jennifer Wardlaw, Area Director for "Inside the Gates," an independent monthly advertising magazine which is being mailed regularly to WindStone residents. While there is a disclaimer on the Important Information page stating that this magazine is "not affiliated with or contracted by the WindStone Resident Association," the WRA board feels this disclaimer is not prominent enough to avoid the appearance that the WRA is involved with this publication in any way. Ms. Wardlaw has requested to speak to the Board to introduce herself and address these concerns. Mr. Haralson will contact Ms. Wardlaw to make these arrangements.

Unfinished Business:

The judge has ruled in favor of the WRA on all points in the Morris vs. the WindStone Resident Association lawsuit, including reimbursement of all fees paid by the WRA. Director Whitmire will submit a list of required corrections for the home to the Court before February 16, 2018 for finalization by the judge. Mr. Morris has independently submitted a settlement proposal to the Board, to be accepted in lieu of the judge's ruling. Following a discussion by the Board, Director Whitmire made a motion to decline Mr. Morris' proposal. This motion was seconded by Ellen Phillips. The Directors voted unanimously in favor of this motion.

New Business:

1. A request for reimbursement for repairs to a resident's vehicle which struck the rear gate was received from the resident. After an examination of the video footage of the encounter by Viking, the manufacturer of the gate operating system, the accident was deemed to be the result of a malfunction of the gate operational loop and not the fault of the driver. The resident has provided the Board with two estimates for the repair of his vehicle.

Director Jim Wills motioned to reimburse the resident in the amount of \$1,767.01, the lower of the two estimates and to seek reimbursement of this same amount by Viking to the HOA. This motion was seconded by John Reeser and passed unanimously. The claim will further be referred to Viking to recover the cost of the repairs for the HOA.

2. Residents are reminded to approach all gates slowly and to remain still in the event that the gates begin to close before the vehicle has effectively cleared the gate. The gates are equipped with an automatic reverse feature, which will engage if the gate is touched by a car. If the vehicle continues to move forward, the gate may become pinched against the vehicle and be rendered inoperable, thus causing greater damage to the vehicle.
3. The Annual Meeting will be held Monday, March 26, 2018, at 7:00 p.m. at the Golf Course Grill. A quorum consisting of 50% plus one of homeowners, either physically or by proxy, must be present for the meeting to commence. Notification of the meeting as well as ballots/proxies will be mailed to each home within WindStone, per By-law requirements.
  - a. Nominees for the WRA Board have been identified by the Nominating Committee to fill four upcoming Board vacancies. Martha Culpepper, Clay Hopcroft, Mike Nist, Matthew Brown, and Bob Christenson have chosen to run for these positions. A short biography of each candidate will be enclosed with the 2018 Ballot/Proxy. Residents are instructed to choose four nominees and return the ballots no later than Thursday, March 21, 2018. Only one ballot per home will be accepted.
  - b. Upon a gesture by the Nominating Committee to allow the WCHOA to directly appoint an individual to the WRA Board to serve a term of one year at a time, Chair Whitmire made the motion to deny automatic board member appointees and all board members continue to be elected through the standard process already in place. This motion was seconded by John Reeser and passed unanimously.
  - c. Following acceptance of the attached survey regarding privately-owned golf carts, the Amendment revision will be discussed at the 2018 WRA Annual Meeting.
  - d. Chairman Jim Whitmire and the ARB Committee effected an ARB change to specify a completed date for remodeling a residence following its start date and to extend the date of open burning for hand warming by fifteen (15) days.

#### Committee Reports:

1. Lakes - Cheri Bout
  - a. The new Lake Wisley Fountain is installed and running well.
  - b. Walkers are reminded to be neighborly and dispose of any debris near the edge of the lakes or personal trash in the trash bins.
2. ARB - Jim Whitmire
  - a. New construction has been started at 1780 WindStone Drive. All plans have been approved and deposits have been submitted.
  - b. Two homeowners have requested to install material non-compliant fences. Both homeowners have been denied; one homeowner agreed to submit a request that will be in compliance with the ARB.
  - c. Two homeowners have submitted requests to make exterior changes on their homes. More information has been requested regarding these changes. A decision will be made following receipt of the requested information.
  - d. See Unfinished Business for information about the Lonesome Dove lawsuit.
3. Trash Service: No Report
4. RV Lot/Maintenance: See Business Manager's report.
5. Roads - Jim Wills for Steve Patterson:
  - a. Engineering reports have been received regarding repair of the drainage culvert and road on Lonesome Dove Lane. The repair is extensive and will require the placement of concrete culverts.
  - b. A meeting with the engineering firm to discuss how to best handle traffic flow during the repair period will take place on February 15, 2018. The engineer places the estimated cost of repair at \$350,000. The project has not yet been placed for bid. Financing options will be discussed once all bids have been received.
6. Nominating Committee – Ellen Phillips. See New Business Report, Item 3 (a).
7. C&R - Tim Haralson for Martha Culpepper, Lana Freeland, and Rene Straub: See New Business Report, Item 3 (d).
8. Golf Course - Debbie Gwaltney:

- a. The Windstone Golf Club will officially begin its Spring Membership Drive on March 1, 2018. The club will be offering a new Young Adult Membership for adults 18-35.
  - b. Interested individuals can contact the Windstone Golf Club Pro Shop for more details.
9. Landscaping - John Reeser: No Report
  10. Special Events - Debbie Gwaltney: Planning for spring events will begin soon.
  11. Security - Tim Haralson: Residents Tom Freeland and David Brunner have joined the Security Committee. They will meet this month to discuss ongoing security concerns.
  12. Sewer Systems - Debbie Gwaltney:
    - a. A residence on Sandpiper Trail developed sewage issues. Dave Hammel of Rainbro, Inc. was contacted to help determine the source of the problem; it was ascertained that the grinder pump check valve had become clogged; thus, repair of the problem is the responsibility of the homeowner.
    - b. During his inspection of the area, Mr. Hammel found that the sewage lines of this residence and those of the neighboring residence were buried too deeply and need to be raised. Repairs will begin on Friday, February 12, 2018, and the lines will be raised to a depth of 18 inches.

Treasurer Culpepper adjourned the meeting at 9:15 p.m. The next regularly-scheduled meeting of the WRA Board of Directors will be held on Monday, March 12, 2018, at 7:00 p.m. at the Whisper Creek Clubhouse.

Respectfully submitted,

Debbie Gwaltney for Ellen Phillips, Secretary

Lana Freeland, President