

**WRA Meeting  
March 12, 2018**

President Lana Freeland called the meeting to order on March 12, 2018, at 7:01 p.m., at the Whisper Creek Clubhouse. Directors present: Martha Culpepper, Lana Freeland, Debbie Gwaltney, Steve Patterson, Ellen Phillips, John Reeser, Jared Stehney, Rene Straub, and Jim Whitmire. Directors absent: Cheri Bout, Jim Wills, and past President Greg Stewart. Guests: Business Manager Tim Haralson, Financial Manager Julie Shull, and residents Jim Laney and Jane Fontana.

Jim Laney spoke to the Board regarding the implementation of estate sales within WindStone. He asked the Board to consider an exception to the ban on estate sales citing: (1) the aging population within WindStone; (2) estate sales bringing in a better clientele than yard sales; and (3) estate sales are handled by professionals. Mr. Laney also indicated that he was willing to hire additional personnel to handle increased security and traffic. The Board thanked Mr. Laney and reported they would review his request.

The February 12, 2018 Minutes were unanimously approved. Upon discussion, Debbie Gwaltney asked the Board to consider including the disclaimer of "unapproved minutes" on the email being sent to residents along with their monthly statement, as the Minutes are emailed to residents prior to the Board's formal approval. Lana Freeland suggested that rather than adding additional language, the Board approve the Minutes via email. James Whitmire made a motion for the Board to review and approve the last draft/corrected Minutes via email prior to the end of the month for inclusion in the residents' statements. John Reeser seconded, and the motion passed unanimously.

Financial Report: Julie Shull reported that the Board's audit was almost complete. However, in reviewing the WRA accounts, the auditor strongly suggested that the Board obtain a Rental or Lease Agreement for the office space being used by the WRA with Whisper Creek for insurance purposes. The matter was discussed, and the Board agreed a Rental Agreement needs to be obtained. Tim Haralson will handle the Agreement. Ms. Shull also reported two (2) WindStone residents abandoned their properties. Banks have been contacted and all HOA dues are current. After receiving the latest invoice from WRA's attorney, the lien amount held on the Lonesome Dove property will be increased.

Business Manager: Tim Haralson:

1. Hamilton County Sheriff's Department, with regards to the March break-ins, have determined the criminals entered WindStone through a fence located behind a resident at the end of Turtle Crossing backing up to White Road, and a hole in the fence at the end of Cattails Drive. Both of these are on private property. Nine (9) vehicles were vandalized, all of which were unlocked. No arrests have been made at this time, and residents are urged again not to leave anything of value in their vehicles and to make sure that any vehicle left outside is locked.
2. The annual Directory is currently in process. The directory had previously been available in April. However, due to several properties having recently changed hands, it was decided that distribution be moved to May so as to include new resident information.
3. PDFs on the WindStone website are being updated and will be available for resident viewing and use in the next few weeks.
4. Currently, we have several spots available in the RV lot. Due to increased resident demand for these spots, Mr. Haralson is investigating additional land for RV parking. An increase in fees for the lot is being considered.

5. Mr. Haralson has been in contact with the former resident of the Briarwood home destroyed by fire. The resident and the insurance company are negotiating the value of the home's content, but until this portion of the claim is settled, the home cannot be demolished.
6. On March 9<sup>th</sup>, a resident entering through the rear gate was not able to gain entry because the bar code on his vehicle was not read. Rather than trying again, the resident exited his vehicle and intentionally broke the barrier arm off the post. The resident has been identified and is being fined for repair to the device.
7. WRA ballots were sent to the mail service on February 27<sup>th</sup>, and they delivered to the US Post office on March 5<sup>th</sup>, which now makes them a bit later than normal being mailed. However, the ballots should now be in the hands of all residents and are due back by March 21<sup>st</sup> for counting prior to the Annual Meeting on March 26, 2018.

Unfinished Business: An update to the Lonesome Dove lawsuit was provided.

#### New Business:

1. Replacement for the remainder of the term of former Board Member Christian McDonald was discussed. Martha Culpepper made a motion to appoint Jim Wills to fill Ms. McDonald's slot; Jared Stehney seconded, and the motion passed unanimously.
2. After hearing from Jim Laney regarding his request for estate sales within WindStone, the Board discussed the possibility of allowing such sales if the circumstances are due to a "change of life status." Additional topics discussed included possible fees, forms, and allowable conditions. James Whitmire and Rene Straub will review and report their findings to the Board at the April meeting. A Motion was made by Jim Whitmire to allow Jim Laney to conduct an estate sale on a test basis to help determine whether this should be allowable within WindStone. The Motion was seconded by Jared Stehney; it passed unanimously. Moreover, Chair Whitmire proposed to form a committee to review criteria for possible future estate sales within the community. Seconded by Ellen Phillips, the motion passed with all in agreement.

#### Committee Reports:

1. Lakes – Cheri Bout
  - a. New fountain is running smoothly in Lake Wisley.
  - b. Residents should know when there are heavy rains and debris floating in the lake(s), the fountain may need to be turned off for a brief time.
2. ARB – Jim Whitmire
  - a. Approved projects: Loch Haven Drive resident converting screen porch to sun room; Hummingbird Hill homeowner adding to existing fence and adding a rear deck at back of swimming pool; Woodpecker Place home installing of fence; Cattails Drive added wooden swing set in back yard.
  - b. Landscaping projects: Windstone Drive removal of rotten tree;
  - c. Correspondence: explained to Hummingbird Hill complainant that a project was approved, also on Hummingbird, which included a property line issue and location of neighbor's tree; dumpster on Windstone Drive; request denied to install vinyl fence on Secret Circle.
3. Trash Service – Steve Patterson stated that residents need to be reminded to bag yard debris and watch for announced limb pickup.
4. RV Lot/Maintenance – Steve Patterson
  - a. Renewal notices have been sent to reconcile available lots; notification soon begins for residents on the waiting list.

- b. Interested residents not on this list should contact Tim Haralson during office hours if he or she wishes to be added.
- 5. Roads – Steve Patterson
  - a. After receiving plans, we are proceeding with quotes for Lonesome Dove Road repair and replacement of drainage tile.
  - b. Homeowners are urged to provide input before and during construction. Once final approval to proceed is received and bidding contractors understand timelines, we will begin to meet with homeowners.
- 6. Nominating Committee – Ellen Phillips reminded the Board and WRA residents of the necessity to vote quickly for new Directors and to immediately turn in ballots for counting. Subsequent calls then will be issued to those who did not vote in order to obtain a quorum by the Annual Meeting for election of the new Board members.
- 7. C&R – Martha Culpepper, Lana Freeland, and Rene Straub: Director Culpepper reported the following two new violations:
  - a. A dumpster is in a yard on Tower Pines, with no permit.
  - b. Also on Tower Pines, a car is on jacks in a driveway.
- 8. Golf Course – No report
- 9. Landscaping – No report
- 10. Sewer System – No report
- 11. Special Events – Debbie Gwaltney
  - a. The Spring Yard Sale will be held May 5<sup>th</sup> at New Heights Baptist Church, from 8 a.m.-noon.
  - b. Yard-of-the-Month begins soon.
- 12. Security (See Business Manager report.)

Directors Phillips and Culpepper, respectively, made and seconded the motion to adjourn, with all voting in the affirmative. President Freeland adjourned the meeting at 8:42 p.m.

The next regularly-scheduled meeting will be held on April 9, 2018, at the Whisper Creek Clubhouse, at 7:00 p.m.

Respectfully submitted,

Rene Straub for Ellen Phillips, Secretary

Lana Freeland, President