

WRA Minutes
May 14, 2018

President Lana Freeland called the meeting to order at 7:00 p.m., at the WindStone Grill. Directors present: Matt Brown, Bob Christenson, Martha Culpepper, Lana Freeland, Debbie Gwaltney, Clay Hopcroft, Ellen Phillips, Jared Stehney, Rene Straub, and Jim Wills. Directors absent: Steve Patterson. Guests: Tim Haralson, Business Manager and Financial Manager Julie Shull, as well as 75 neighborhood residents. (See attached list)

The April 9, 2018 Minutes were approved by email.

Julie Shull presented the Financial Report, with the motion to approve made by Ellen Phillips and seconded by Clay Hopcroft; passage was unanimous.

1. The Board still asks for more email addresses, (lacking approximately 200 more), which Mrs. Shull needs over the next two months, as WindStone is going paperless.
2. The Collections Attorney says in order to send a letter to those in arrears, the Board must first send a letter about the upcoming notification. One outstanding debtor's home has a lien placed upon it and his gate card has been deactivated.
3. The Morris lien has been increased to \$209,527.
4. A general discussion ensued concerning the road reserve monthly payments of \$7,260 and moving that amount to the general fund, which is allowable under the Bylaws. Martha Culpepper motioned to table this road reserve monthly payment until June 2018. Matt Brown seconded, and the motion passed with all in favor.

Tim Haralson presented the Business Manager Report:

1. Concerns issued about vehicle break-ins.
2. Request(s) made to replace the Whisper Creek signs (add street sign at its entrance and update the current entrance sign).

Unfinished Business:

1. Audit Report – Upon presentation of the completed Report, the Audit was unanimously approved, following a motion and a second by Rene Straub and Bob Christenson, respectively.
2. Estate Sale Update – Martha Culpepper reported upon the success of the test case Estate Sale last month. The homeowner's hiring of security guards helped to maintain stability to the oversight of the sale, from both the viewpoint of the residents and the public. One of tonight's guests raised the question of allowing yard sales within WindStone but was reminded that the WRA Covenants disallow this use.
3. Playground presentation
 - a. Debby Peppers, attorney retained by a group of residents, spoke regarding the necessity of a playground to the community.
 - b. Following Ms. Peppers, WRA Attorney Philip Whittaker iterated the Association's stance regarding the same.
 - c. As per the agenda, President Freeland reminded residents that everyone would have the chance to speak regarding both the playground and concerns about security but must follow the WRA Bylaws, per Robert's Rules of Order. Unfortunately, while many residents chose to ignore the Bylaws, Mrs. Freeland still graciously allowed those who wished to speak the opportunity to do so.

- d. At the end of the session, the Board announced it would send forth the following: 1) Upon examination of the playground by a Play Corp representative on Tuesday, if feasible, a plan to refurbish the playground to make it safe and without liability to the WRA; and 2) the process by which the security guards are supposed to be operating.
- e. Following an email motion by Matt Brown to reopen the playground after the railroad ties have been removed and the mulch has been put down, as well as to authorize the purchase and delivery of five (5) cubic yards of mulch to be delivered Friday AM for a Saturday workday, Martha Culpepper seconded. Seven (7) Directors voted in favor and Steve Patterson and Jared Stehney did not vote. The motion passed.

New Business: Director Wills asked for the matter of the Lonesome Dove Road repairs to be tabled until the next meeting when bids will be submitted by Director Patterson. However, the Board approved the Whisper Creek repairs, with a motion made Jim Wills and seconded by Jared Stehney; its passage was unanimous.

Committee reports:

1. Lakes – Matt Brown (no report)
2. ARB – Rene Straub
 - a. Sandpiper Trail approved for screen porch addition, steps addition, and repairs to decking.
 - b. Lonesome Dove Road approved for exterior color change.
 - c. Secret Circle approved for perennial bed.
 - d. Tower Pines Cove approved for addition of front porch railing and back yard fence.
 - e. Blue Jay Parkway approved for new roof and removal of satellite dish.
 - f. Windstone Drive approved for pool addition with stone decking, fencing, limewash of exterior brick, and front sidewalk replacement.
 - g. Woodway Drive – approved for new home construction.
3. Trash Service - Steve Patterson (no report)
4. RV Lot/Maintenance – Steve Patterson (no report)
5. Roads – Steve Patterson and Jim Wills (see New Business)
6. C&R – Clay Hopcroft
 - a. Residents have complied with rules regarding issues of trailers and RVs in their driveways.
 - b. Notices were left with homeowners about unkempt lawns following multiple visits over a 10-14-day period in which the yards have remained in poor condition.
7. Golf Course – Jared Stehney (no report)
8. Landscaping – Martha Culpepper
 - a. Dixie landscaping is a new company and is struggling with the amount of work added to its contract with Whisper Creek.
 - b. WC is delighted with Dixie’s service; however, Director Culpepper meets tomorrow with reps from Whisper Creek, the Cattails, and Dixie to discuss methods to expedite and raise the latter’s standards and duties to where we expect them to be.
9. Special Events – Debbie Gwaltney
 - a. Twenty-three families participated in the annual Spring Yard Sale on May 5, and \$182 was donated to its location, New Heights Baptist Church. Providence Ministries picked up the remaining merchandise.
 - b. Two residents have been contacted per their interest with serving on a Special Events Committee. To date, Director Gwaltney has received no reply.
 - c. Preliminary planning for both the Fall Yard Sale and the Fall Festival have begun but with dates yet to be confirmed.

- d. Although the monthly Minutes and newsletter contain the same information and the place and time never changes without notice, a suggestion was made to Mrs. Gwaltney that notice of the monthly meetings be placed on the electronic sign at least three days before the meetings.
10. Security – Bob Christenson
- a. The WRA Security Committee** met on April 30 at the Whisper Creek Clubhouse, and a report was filed with Business Manager Haralson and the Board of Directors.
 - b. An act of vandalism occurred in Whisper Creek in the early morning hours with a hammer to the front door; however, the homeowner did not contact the sheriff's department.
 - c. Several cars in the Lake Haven area were reported as broken into while doors were locked. A sheriff's report was completed.
 - d. The rear exit gate barrier arms were reported as needing repair.
 - e. The front gate camera lens should be located alongside the lane by the gate house.
 - f. Security Committee member David Brunner introduced, and the group discussed the need for a camera surveillance system for the RV lot. Regrettably, this item is not budgeted for the year. The Committee still made a motion by Tom Freeland and seconded by John Reeser in their meeting that this system be purchased to protect the stored property in the Lot. It carried amongst the members unanimously.
 - g. Director Christenson reminded residents of the urgency to call 911 themselves if they view anything potentially dangerous occurring within the neighborhood (i.e. prowler, vehicle break-in, suspicious cars, and so forth). **Do not call the guard.**
11. Sewer System – Jim Wills
- a. A survey was sent to affected homeowners concerning a stopped-up storm drain.
 - b. The leak on Wisley Way has been repaired.

President Freeland adjourned the meeting at 9:10 p.m. after encouraging guests to continue to attend future meetings. The next regularly-scheduled meeting is June 11, 2018, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary

Lana Freeland, President

****Security Committee Members' Telephone Numbers:**

- Bob Christenson, Chair – 405.372.7512
- David Brunner – 423.591.2254
- Tom Freeland – 423.779-4836
- John Reeser – 706.965.3651