

President Greg Stewart called the meeting to order at 7:00 p.m., at the Whisper Creek Clubhouse. Directors present: Martha Culpepper, Lana Freeland, Tim Haralson, Bob Peck, Ellen Phillips, John Reeser, Rene Straub, Alan Waxenberg, and Greg Stewart. Directors absent: Cheri Bout, Sandy Thompson, and Jim Whitmire. Guests: Jody Hermann and Julie Shull.

The regular and called Board meeting Minutes from December 12, 2016 were unanimously approved, following a motion by Lana Freeland and seconded by Rene Straub.

Financial Manager Julie Shull reported the following information:

1. The WRA's year-end Audit will be finalized in the latter part of this month.
2. Our insurance coverage rate will not increase for 2017.
3. The Association's Collections Attorney reached a court settlement with one resident of longstanding overdue dues and fees. The residents' gate access devices will not be reactivated until all monies are paid.
4. At this point, only eighteen residents have past due accounts.
5. Mrs. Shull and the Board encourage all residents who do not currently receive a monthly e-statement to enroll in the service. Emailing saves the Association a substantial amount of money in postage and supplies.

Correspondence: We received calls and correspondence related to the following: several ARB requests; front gate inquiries; sewer leak on Oakhurst Drive; furniture and cable solicitations; lost/found dog; found cat; report of unkempt property; water runoff inquiry; and a report of a missing package from front doorstep during the holidays. All of the aforementioned items have been addressed and/or being monitored.

Unfinished Business: Greg Stewart communicated progress on the CUDA pump station progress. WRA's attorney is in discussions with the Catoosa Utility District's attorney to agree upon the contract language. CUDA's Board meets on January 10<sup>th</sup> and we expect to receive a new offer shortly thereafter.

New Business: President Stewart addressed how the annual directory funds are handled. The Auditor has funds be handled separately from WindStone accounting. The Board requested the Auditor appear at the February meeting to discuss his concerns in more detail; Julie Shull will issue the invitation. For the current year, the Board agreed to move forward with the directory as it has been handled in the past.

Committee Reports:

1. Golf Course - Greg Stewart (n/a)
2. Landscaping - John Reeser
  - a. Craig Dilbeck expects to start the rip rap work this week near Cattails/Overlook.
  - b. Additional digging, regrading, and sod will be necessary in Cattails where storm drains are located.
3. Special Events: Martha Culpepper and Sandy Thompson
  - a. The Holiday Decorating Contest resulted in five winners, all of whom received gift cards: Debbie Malone (2035 Holden Farm Place); Delton and Amy Mullens (9008 Tower Pines Cove); Tony and Kathy Ware (1689 Windstone Drive); John and Sylvia McMillin (9274 Tower Pines Cove); and Bill and Lisa Chandler (9015 Tower Pines Cove).
  - b. The Easter Egg Hunt will be held April 8th for children, ages 1-10.
  - c. Our Spring Yard Sale is scheduled for May 6<sup>th</sup> at the New Heights Baptist Church.
4. Roads - Bob Peck
  - a. Neighborhood roads were pretreated with Ice Melt on January 6th in preparation for predicted snow. Furthermore, Ice Melt was used to melt the ice on January 7th. One more pallet for a final potential application will be ordered for \$917. If not utilized this winter, it can be saved for future use.
  - b. Chattanooga Striping quoted \$300 to paint a reflective stripe on the main entrances' two islands that also includes glass beads to enhance reflection for entering of vehicles. A motion to approve the cost was issued by Bob Peck and seconded by Ellen Phillips; the vote was unanimously approved.

- c. Upon request, Director Peck checked the speed bump between Woodway Drive and the golf course for replacement. He recommends replacing it with a rubberized speed hump when the Board decides to repave that section of Windstone Drive.
5. Security - Tim Haralson
    - a. Since the front gate was struck and then replaced, a number of malfunctions have persisted. Our gate vendor, Pegasus Controls, will continue to troubleshoot until a solution is found. Director Haralson will report to the Board if any additional replacement parts are necessary. Discussion will continue in order to brainstorm ideas regarding prevention of this type of collision from future occurrence.
    - b. Further discussion was tabled until the February meeting concerning barcode readers at the back gates and unobtrusive quick-moving barrier arms to prevent tailgating and further incidents
    - c. Lana Freeland made a motion to uplight the front gate for \$350; Martha Culpepper seconded and all voted in the affirmative.
  6. Sewer - Tim Haralson reported a sewer leak in Lake Haven has been repaired.
  7. Lakes - Cheri Bout (n/a)
  8. RV Lot/Maintenance - Alan Waxenberg (n/a)
  9. Nominating Committee - Alan Waxenberg announced that five positions are available; only Lana Freeland plans to run again for a second term, and appointee Rene Straub will run for a full-term status. Five other residents have placed their names in nomination: Lisa Chandler, Debbie Gwaltney, Christian McDonald, Steve Patterson, and Jared Stehney.
  10. ARB - Jim Whitmire
    - a. Approvals were issued for tree removals on both Wisley Way and Stonehurst Circle.
    - b. New home construction has begun on Creek Way Drive.
    - c. Chairman Whitmire notified Catoosa County Building Inspector Quarles of current concerns regarding the unapproved construction on Lonesome Dove.
  11. Trash Service - Alan Waxenberg (n/a)
  12. C&R - Lana Freeland and Rene Straub
    - a. Concerns were addressed about unkempt yards (specifically a property on Tower Pines Cove and one on Lazy Circles Drive), cars parked on front lawns, and door-to-door solicitation. (Residents are asked to report future solicitations to law enforcement.)
    - b. A homeowner has been asked to remove erosion control fence from the property.
    - c. Following discussion, Director Straub asked to create a policy statement to be previewed at the February meeting regarding length of time allowed for holiday decorations. If approved, the proposal will be placed on the ballot for residents to vote before the March Annual Meeting.

Following a motion by Rene Straub, a second by Lana Freeland, and unanimous Board approval, President Stewart adjourned the meeting at 8:00 p.m. The next regularly-scheduled meeting will be held February 13, 2017, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary    Greg Stewart, President