

WRA Minutes
July 10, 2017

President Tim Haralson called the meeting to order at 7:03 p.m., at the Whisper Creek Clubhouse. Directors present: Martha Culpepper, Lana Freeland, Debbie Gwaltney, Tim Haralson, Christian McDonald, Steve Patterson, Ellen Phillips, Jared Stehney, Rene Straub, and Jim Whitmire. Directors absent: Cheri Bout, John Reeser, and past president Greg Stewart. Guests: Charlie Bacigalupi and Julie Shull.

The June 12, 2017 Minutes were unanimously approved, following a motion and second by Lana Freeland and Martha Culpepper, respectively.

The Financial Report, presented by Julie Shull, included updates:

1. Emailed monthly statements, Board Minutes, and the newsletter increased by two.
2. Two more drafted bank accounts have commenced.
3. Garnishing wages for one delinquent resident account has begun.

Ellen Phillips moved to approve the Financial Report and Rene Straub seconded; the vote was unanimously in favor.

Correspondence: We received correspondence and calls related to: Lost dog/cat and roaming cats; comments regarding the barrier arms, including reports of barrier arm incidences at the rear entrance gate, barrier arm loose; power outage inquires; request from the Catoosa County Fire Chief to clear shrubs around a fire hydrant on Blue Jay Parkway; ARB requests; cars parked on street; request Lonesome Dove Lane road repair; concerns about gun range on Swanson Road; and request to replace a storm drain grate in the Meadowlands. The aforementioned items have been addressed and/or being monitored.

Unfinished Business:

1. The Board still awaits notice from WRA's attorney as to who owns the Whisper Creek property discharging storm water. Director Freeland moved to contact Attorney Whittaker about the chain of title; Rene Straub made the second and approval was unanimous.
2. The insurance claims are status quo for residents Vink and Steen. The claims adjuster still has not followed through with his recommendation about Mr. Vink's and Mr. Steen's occurrences.
3. The claim for Dr. Greene's incident was researched. Upon video check and examination by the gate company, it was determined the gate did not function properly at that moment and, therefore, the WRA will pay Dr. Greene's damages once he obtains a second cost estimate.
4. Front gate 24/7 security will commence August 1, 2017. Funds are currently in place for the remainder of the calendar year. All avenues have been explored and all affected persons/companies are in favor of the decision. This mail campaign additionally will be supported by email to be distributed three (3) times before August 1. Christian McDonald and Lana Freeland moved and seconded to begin the 24/7 guard service at the front gates, with the official gate closure(s) starting August 1, 2017. All Directors voted in favor of the motion.

New Business:

1. Director Straub declared a mailbox makeover contest later this year. (TBA)

2. Lana Freeland announced a pot-luck at her home for Board members, staff, and spouses to be held August 4, 2017.

Committee Reports:

1. Lakes – Cheri Bout
 - a. Both lakes remain in great condition.
 - b. Lake Haven’s dam was personally inspected on June 21 by the State of Tennessee Dam Inspector. He approved the completed repair.
2. ARB – Jim Whitmire
 - a. Landscaping approved for homes on the following: Brookgreen Lane, Holden Farm Place, and Tower Pines Cove.
 - b. Approval for various exterior painting and/or repair was extended for homes on Woodpecker Place, Tower Pines Cove, and Dew Drop Crossing.
 - c. Updates include completion of painting, fence installation, roofing/exterior brick on Holden Farm Place, Greenmeadow Lane, and Creekway Drive residences, respectively.
 - d. Concerning the fines on the Lonesome Dove Lane construction to correct the previous inaccurate judgment amount of \$100 daily voted upon during a previous meeting: Chairman Whitmire moved the homeowner will be fined \$10 daily for the first thirty (30) days, and, thereafter, beginning April 1, 2017, the fine increases to \$25 per day until the issue is resolved. Lana Freeland seconded the motion and the vote to approve was unanimous.
3. RV Lot/Maintenance – Steve Patterson announced that Dilbeck has cut back tree limbs and bushes leading to the RV lot and trailer storage.
4. Roads: Director Patterson met with three companies to discuss paving and storm drain improvements with proposals due this week. Items of discussion included:
 - a. Overlay of Windstone Drive
 - b. Speed bump replacement with speed humps; storm drain replacement on Lonesome Dove Lane, and road repair;
 - c. Storm drain damage on Lonesome Dove Lane;
 - d. Road and drain repairs in the Meadowland;
 - e. Addition of rumble strips on Wisley Way north of the golf cart cross-over from hole 9; and
 - f. Re-stripping of walk lane on Windstone Drive post overlay improvements.
 - g. Dip in road on Lonesome Dove Lane research for apparent sub-surface issue
5. C&R – Martha Culpepper, Lana Freeland, and Rene Straub addressed all June/July concerns.
 - a. Lawn maintenance and clean-up continue to be an issue with some homeowners.
 - b. Street parking persists with some drivers.
 - c. Mailbox light notices will be deposited inside mailboxes.
 - d. PODS may remain at a home only for a limited period during a move.
 - e. Residences in the Cattails notified of necessary clean-up of back yards and flower beds.
 - f. Continually-barking dogs are a nuisance.
 - g. Roaming cats remain a problem.
 - h. Debris in the Meadowlands has been cleared.
6. Landscaping – John Reeser and Jared Stehney
 - a. Dilbeck provided a proposal to remove three dead trees at Lake Wisley and replace with river birch. The Landscaping Committee and President Haralson are awaiting a second bid.
 - b. Concerns regarding Dilbeck’s monthly commitment backlog (with a special issue behind Cattails) was discussed. The Board instructed Mrs. Shull to pay Dilbeck upon completion of each month’s work, discontinuing monthly payment in advance; Director Reeser will assess work on a weekly basis.
7. Special Events – Debbie Gwaltney, Christian McDonald, and Jared Stehney

- a. John and Janice Pioretta (1861 Windstone Drive) were awarded the July Yard-of-the-Month. They received a letter of recognition and a \$25 Lowe's gift card.
 - b. September 9th is the tentative date set for the Fall Garage Sale with a rain date of September 16th.
 - c. Charlie Bacigalupa suggested holding a WindStone Bowling Day at a local venue. Director Stehney will discuss the possibility with the manager of Spare Time.
8. Security – Tim Haralson
- a. Only three incidences occurred with the rear gate barrier arms since the last meeting. Upon video review, it was ascertained in each instance the residents are not waiting until the iron gate is fully open and are, therefore, running through the arm. All issues could have been fully preventable.
 - b. Steve Patterson moved that any resident who causes the plastic attachment parts at the rear gate barrier arms to shatter because of vehicle contact will be charged for replacement with a minimum of \$50 plus parts. Lana Freeland seconded the motion and it passed unanimously.
 - c. Pursuant to the July 10, 2017 Minutes, Lana Freeland made a motion via email on July 12, 2017 to replace our security company, ERMCo, with Murray Guard to become the primary security service provider for WindStone, effective the end of the thirty day notice to ERMCo. Ellen Phillips seconded the motion with unanimous approval from the Board.
9. Sewer System: Tim Haralson announced that Rainbro will smoke test in all areas of gravity flow systems to determine if any illegal connection is present. The test will occur later in the summer.

President Haralson adjourned the meeting at 9:15 p.m. The next regularly-scheduled meeting will be held Monday, August 14, 2017, at 7:00 p.m., at the WindStone Grill.

Respectfully submitted,

Ellen Phillips, Secretary

Tim Haralson, President