

President Tim Haralson called the meeting to order at 7:05 p.m., at the Whisper Creek Clubhouse. Directors present: Cheri Bout, Debbie Gwaltney, Tim Haralson, Christian McDonald, Steve Patterson, Ellen Phillips, John Reeser, , Rene Straub and past president Greg Stewart. Directors absent: Martha Culpepper, Lana Freeland, Jared Stehney, and Jim Whitmire. Guests: Jody Herman and resident Marty Vink.

Mr. Vink addressed the Board regarding an accident that occurred on May 30<sup>th</sup> with the rear gate. Following Board discussion, The Board agreed unanimously to pursue payment of Mr. Vink's damages from another resident whose actions caused the damage, following a motion by Ellen Phillips and a second by Rene Straub.

The May 8, 2017 Minutes were unanimously approved, following a motion by John Reeser and seconded by Rene Straub.

The Financial Report included:

1. Two residents are paying their arrears monthly as determined by the WRA Collections Attorney.
2. Eight accounts remain at thirty-plus days past due, following collection procedures. Gate deactivation continue with residents whose accounts are past due.
3. The discussion concerning cyber insurance was tabled until the July meeting when Ms. Shull returns.

Ellen Phillips and John Reeser motioned and seconded to approve the Report; the vote was unanimously in favor.

Correspondence: We received correspondence and calls related to: Lost dog/cat and roaming cats; reports of barrier arm hit at rear gate; power outage inquiries; found glasses, Catoosa County Fire Chief request to clear shrubs around a fire hydrant on Blue Jay Parkway; various comments regarding back gate barrier arms; ARB requests; cars parked in street; moving truck ran over stop sign and resident's lawn; vehicle damage at back gate; request for Lonesome Dove Lane road repair; inquiry about gun range on Swanson Road; and request to replace a storm drain gate in the Meadowlands. All of the aforementioned items have been addressed and/or being monitored.

Unfinished Business:

1. Discussion regarding the Whisper Creek resident discharging storm water onto the alley was tabled until President Haralson investigates further.
2. Ellen Phillips, representing the Nominating Committee, discussed the prospective Business Manager interviews. Director Phillips made a revised motion that the WRA Business Manager position be offered to Charles (Charlie) Bacigalupi, contingent upon a final interview with Ellen Phillips, Tim Haralson, and Jody Hermann with the latter having no objection to the hire. The motion was seconded by Rene Straub and the vote was unanimously in favor with one abstention. An email/text vote with the proffered salary amount followed this interview. The motion was once again offered by Ellen Phillips and seconded by Lana Freeland. Other than one abstention, the motion passed unanimously.

New Business:

1. The Cattails bookkeeper who has moved from the neighborhood has requested a Bar Code access; this request was denied.

2. The question of speed limit request within Whisper Creek by its Association president was discussed. The Board determined Whisper Creek has the authority to set the speed limits.

Committee Reports:

1. Lakes – Cheri Bout announced her satisfaction with the lakes' maintenance company.
  - a. The fountains are working well.
  - b. Lake Haven's dam repairs are completed from an approved plan by the Tennessee State Dam Inspector. The latter arrives June 21<sup>st</sup> to assess the work and confirm repairs made according to plan.
2. ARB – Ellen Phillips for Jim Whitmire
  - a. A number of exterior requests were submitted. Holden Farms' residents included additions, remodeling existing decks, painting, and pool installation. Other exterior applications included fence installations on both Greenmeadow and Circlestone Drive, a pool on Oakhurst Drive, and roof shingles and gutter replacement on Tower Pines.
  - b. Landscaping entailed the removal of a tree on Windstone Drive and on Tower Pines Cove.
  - c. Updates of completed projects consist of deck completion on Cattails Drive and sod installed on Brookgreen Lane.
  - d. Chairman Whitmire spoke with and reminded a resident on Creek Way Drive that burning in general and, in the homeowner's case burning building materials, is not allowed by the WRA and the Air Pollution Bureau.
  - e. A complaint about standing water causing mosquitoes at a construction site was proven to be unfounded.
  - f. No progress has been made at the house on Lonesome Dove; the WRA Attorney is now involved.
3. RV Lot/Maintenance – Steve Patterson
  - a. Director Patterson contacted Dilbeck for assistance in tree trimming leading into and out of the RV/storage lots.
  - b. Mr. Patterson is meeting this week with three companies for estimates to overlay Windstone Drive from Wisley Way to Stonehurst Circle, including removal of speed bumps and replacement with speed humps. Plans are to also add rumble strips on Wisley Way.
  - c. A storm drain gate issue at the corner of Briarwood and Green Meadow was investigated. Debris from a dead tree at a house by the playground exacerbates the problem, as does a gap in the grate. Director. Patterson will seek a proposal to repair the grate.
  - d. There is road failure on Lonesome Dove Lane; repairs need to be arranged as soon as possible.
4. C&R – Rene Straub stated continued issues of concern, including lawn maintenance and clean up, roaming animals (i.e. cats), car parking on street, mailbox lights, and back yards' cleanup in the Cattails. Unease regarding the Lonesome Dove property continues to be expressed.
5. Golf Course – Tim Haralson for Christian McDonald
  - a. President Haralson held a meeting with Jeff Craig, representing golf course owners Tim and Wes Gilbert, to discuss 24/7 guards at the front gates and how this will affect the course. The plan was enthusiastically received.
  - b. Golf course personnel are seeking to jointly hold more events with the entire neighborhood; Special Events Directors will plan with Jeff Craig. Special thanks were expressed to Greg Stewart and to his predecessor who initiated the current tone of mutual respect and improved relations; President Haralson pledged to continue these efforts.
6. Landscaping – Greg Stewart for John Reeser proposed to implement an irrigation design from the front entrance to the electronic sign island. Funds are already within the 2017 budget. Mr.

Stewart made a motion to contract with Dilbeck Lawn & Landscape to install the irrigation lines. The motion was seconded by Steve Patterson; one abstention was recorded.

7. Special Events – Debbie Gwaltney announced the May Yard-of-the-Month winners, Thomas and Jean Abney at 9401 Lazy Circles Drive. The Abneys will receive a \$25 Lowe’s gift card and an award letter.
8. Security – Tim Haralson
  - a. A visitor backed into the front gate house column. The resident was contacted and agreed to pay for damage repairs that her visitor caused.
  - b. As of this writing, we have experienced ten instances of residents breaking the rear gate barrier arms by not waiting until the iron gate(s) are fully open and, therefore, running through the arm(s). Because the WRA must pay for replacement parts/repair, President Haralson moved that a fine be assessed to any homeowner to pay for the latter, if proven by video playback that the resident is responsible. Ellen Phillips seconded the motion, which passed unanimously. (Note: Jody Hermann has emailed residents twice about the correct use of the rear gates/barrier arms and the same was published in the most recent newsletter.)
  - c. Following due diligence by the Security Committee, the recommendation for 24/7 front gate security was presented to the Board. Before endorsement, three security companies submitted bids; EMS fire, sheriff, and both school systems were interviewed. Moreover, officials from other developments with front gates that remain closed 24/7 visited WindStone to discuss the project.
9. Sewer System – Tim Haralson for Christian McDonald
  - a. Dave Hammel performed maintenance last month and an electrician installed transfer switches to allow quick hookup of a large emergency generator Mr. Hammel stores in the maintenance area. In the event of a several-day power outage, this work will ensure each station is pumped into the city’s system without overflow until power is restored. The generator at each station was tested.
  - b. A home on Lonesome Dove and one on Hummingbird Hill recently experienced tank issues; however, it was determined the homeowners are responsible and not Rainbro.

President Haralson adjourned the meeting at 9:50 p.m. The next regular meeting will be held at 7:00 p.m., July 10, 2017, at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary

Tim Haralson, President