

President Greg Stewart called the meeting to order at 7:00 p.m., at the Windstone Clubhouse. Directors present: Cheri Bout, Martha Culpepper, Lana Freeland, Nick Lambert, Bob Peck, Ellen Phillips, John Reeser, Greg Stewart, Rene Straub, Sandy Thompson, Alan Waxenberg, and Jim Whitmire. Guests: Julie Shull and resident Roger Nelson.

Mr. Nelson expressed his dissatisfaction with the RF sensors' elimination at the back gates. Security Chair Nick Lambert iterated the safety and financial concerns behind the Board's decision. Greg Stewart noted the Board hopes to allocate funds in the 2017 budget for re-visiting the issue.

A motion to approve the May 9, 2016 Minutes was presented by Al Waxenberg with a second by Lana Freeland; the motion passed unanimously.

A motion to approve the May Financial Report was made by Ellen Phillips and seconded by Nick Lambert; the vote to approve was unanimous. The Report included:

1. Directors Stewart, Culpepper, and Financial Manager Julie Shull recently met with the WRA Collections Attorney; seven accounts are past due with correspondence/fines and property liens resulting.
2. The first monthly HOA draft with First Tennessee was a success.
3. The Auditor has requested that the Board update the "Future Projects, Repairs, and Maintenance" document required to complete the 2015 Audit.
4. A long-time delinquent resident has disputed the findings of the Collections Attorney.

Correspondence: We received correspondence and phone calls related to: one new lease approval; barking dog; ARB requests; missing cats; loose dog; RV lot; real estate sign requests; report of inoperable back exit gate; request for Whisper Creek alley paving; coyote sightings; and trash can overflow at Lake Wisley. All of the aforementioned items have been addressed and/or being monitored.

Unfinished Business: President Stewart informed the Board that the Catoosa County (CUDA) water pump station plan is somewhat different than what was originally understood and presented in the March 21, 2016 Annual Meeting Minutes. The current (preliminary) rendering of the proposal produced much discussion. Mr. Stewart will continue to work with the Utility and its engineering firm to secure a more acceptable plan for Board consideration.

New Business: n/a

Committee Reports:

1. Security – Nick Lambert
  - a. He has received a number of calls and twenty emails regarding RF sensors' elimination. Much vehicle slowdown activity from Swanson Road turning into back entrance is noted.
  - b. Tailgating through front entrance resident gate averaged three (3) per night since the May meeting; discussion about a barrier arm was tabled for the present.
  - c. Vandalism activities included parking after hours at the pool and driving on the golf course, as well as late-night doorbell ringing.
  - d. Director Lambert has received several positive comments about the nightly roving patrol.
2. Lakes – Cheri Bout
  - a. Our new maintenance company is satisfactory.
  - b. Construction tape is up for safety alerts at Lake Wisley while cement repair is ongoing.

- c. Lake Haven's dam leakage is still not detectible.
3. C & R – Lana Freeland and Rene Straub
  - a. Mailbox lights and yards continue to be addressed.
  - b. Emails, letters, and calls to residents persist concerning unkempt yards, barking dogs, mailbox lights, open house/political signs, and trailers parked at homes.
  - c. Directors Freeland and Straub have focused upon cluttered backyards that face the golf course, particularly a few on Woodpecker and Lazy Circle.
  - d. The majority of notified owners have resolved concerns and improved issues with yards and cars parked in roads.
4. RV Lot/Maintenance – Al Waxenberg
  - a. Dilbeck needs to spray the rear ditch in lot #1, as well as the back of both lots near the fence line;
  - b. Directors Waxenberg and Reeser will coordinate with Dilbeck.
5. Landscaping – John Reeser
  - a. Director Reeser is still waiting on Dilbeck's response regarding replacement of dead trees along Windstone Drive; also, even though digging up and replanting must wait until Fall, we will request these dead trees be cut off at ground level.
  - b. Minimal progress has been accomplished regarding irrigation along Windstone Drive and Lake Wisley, although much trouble-shooting work has occurred.
6. Special Events – Martha Culpepper and Sandy Thompson
  - a. September 10, 2016 is the Fall Yard Sale.
  - b. The Fall Festival is scheduled for October 9, 2016, and Famous Dave's will cater.
  - c. Yard-of-the-Month homeowners are Pam and Dean Teague at 9236 Loch Haven Cove.
7. Roads – Bob Peck
  - a. Completing curb work at the front entrance (and at islands) is bid at \$11,946.
  - b. Continued resurfacing of Windstone Drive to Wisley Way and replacing existing speed hump with a rubberized speed hump will cost \$51,190.
  - c. Resurfacing of Whisper Creek alley behind Moonrise Trail with 1.5 inches of asphalt costs \$3,572.
  - d. Resurfacing Blue Jay from the first speed hump to Lonesome Dove going south, including removal of existing speed hump and replacement with rubberized speed hump, will run \$30,404.
  - e. Repairs on fallen road on Lonesome Dove may necessitate new drain tile pipes; if so, Spears-Hopkins' bid of \$8,953 is no longer accurate. Directors Peck and Whitmire will coordinate the assessment with Spears-Hopkins.
  - f. Following Board discussion, Ellen Phillips proposed acceptance of the bid(s) for Moonrise Trail alley, front entrance curbing, and Windstone Drive resurfacing for a total of \$66,708. Director Peck seconded the motion, which passed unanimously.
  - g. Last week, we received many kudos from AJGA golfers' parents concerning the new front entrance.
8. ARB – Jim Whitmire
  - a. Approved projects include general landscaping, tree removals, deck replacement, home addition, handrails replacement, and exterior house painting.
  - b. Violations include a Catoosa County Work Stoppage order issued to a resident on Lonesome Dove with Stoppage completion by August 1, 2016 and an immediate directive to clean up the yard. Jody Hermann and Chair Whitmire will meet with the resident to discover the reason for the Stoppage order. A resident on Tower Pines Cove was issued a code violation

for not having the required fencing installed around her swimming pool; this construction must commence by Tuesday, June 14 or a \$50 daily fine will begin and, additionally, the pool must be drained and covered. A Holden Farm Place resident is in violation for sealing the curbing in front of his house. Further discussions will take place with the homeowner to define a resolution.

- c. Dialogue with other gated communities regarding prospective estate sales resulted in findings of no allowance of these events. Upon further examination, including that with estate sale companies, the Board decided to table the discussion at this time.

The meeting was adjourned at 9:05 p.m. The next regular meeting will be held July 11, 2016, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary

Greg Stewart, President