

President Tim Haralson called meeting to order at 7:00 p.m., at the Whisper Creek Clubhouse and thanked the Whisper Creek HOA Board for refreshments. Directors present: Martha Culpepper, Lana Freeland, Debbie Gwaltney, Tim Haralson, Steve Patterson, John Reeser, Jared Stehney, Rene Straub, Jim Whitmire, and Greg Stewart, immediate past president. Directors absent: Cheri Bout, Christian McDonald, and Ellen Phillips. Guests: Jody Hermann and Brent Templeton.

Brent Templeton, Whisper Creek Homeowners' Association President spoke on several topics:

1. Speeding on the Whisper Creek roads and alleys remain a concern and the request to lower speed limits was made.
2. Water concerns remain on an alley. WindStone Board members will continue to investigate and will assist with providing possible solutions.
3. As of June 1, 2017, buyers of Whisper Creek homes will pay a "capital Reserve" initiation fee equal to two months of HOA dues. This will help to create a reserve of monies for their HOA.
4. Mr. Templeton suggested that all of the HOAs (WindStone, Whisper Creek, Cattails, Village Green) within WindStone meet on a quarterly basis to share ideas and information.

The April 10, 2017 Minutes were unanimously approved, following a motion by John Reeser and seconded by Jared Stehney.

The Financial Report, conveyed by Julie Shull, included:

1. We received a few more e-statement enrollments over the last month and a reduction in ACH bank draft enrollments.
2. Two collection account-holders are sending regular monthly payment.
3. As of April 30th, only five in arrears accounts remain who have not contacted Mrs. Shull.
4. Four liens were updated to coincide with accounts receivable
5. C&R violation fees of \$3K were posted to one resident's account; at thirty (30) days, the lien will be filed.
6. Following receipt of gate deactivation letters, two residents paid their fines.
7. The motion to accept the Report was made by Lana Freeland and seconded by Rene Straub with unanimous approval.

Correspondence: We received correspondence and calls relating to the following issues: Easter Egg Hunt complaint; speeding/request for additional speed humps; solicitation; roaming cats; found cat; trespassers from Pecan Springs; and unkempt properties. All of the aforementioned items have been addressed and/or being monitored. (Tim Haralson will attend to the trespassing problems with Pecan Springs' president.)

Unfinished Business:

1. A request from a resident to initiate a fee-based Diabetes informational class was discussed. Greg Stewart made the motion to ask the golf club to promote the seminar through both its monthly newsletter and the WRA newsletter making this a golf club-sponsored event and not a WRA event. John Reeser seconded the motion, which passed unanimously.
2. The drainage concern regarding a house in Whisper Creek was deliberated. The family's water continues to discharge into the street and the WRA Board will present other options to help the homeowner to resolve the problem.

New Business:

1. Jody Hermann resigned her position as WRA Business Manager, effective June 23, 2017. President Haralson appointed the three elected officers to serve as the search committee: Directors Culpepper, Freeland, and Phillips.
2. 2017 resident directories have been mailed. Any resident who failed to receive a Directory should call the WRA office.
3. A concern over speed limits throughout Whisper Creek alleys and roads was tabled until a later time.
4. The storm drains at Oakhurst Drive and Tower Pines have been successfully cleaned out by Roto-Rooter. Because there continues to be signs of ground water seepage, road repairs may be necessary in the future.

Committee Reports:

1. Lakes - Jody Hermann for Cheri Bout reported that the state inspector has been presented with a plan to correct Lake Haven's water seepage at its dam: route water to the toe of the dam. The inspector approved the plan if the water flow is not changed.
2. ARB - Jim Whitmire
 - a. A tree on Circlestone Drive was removed, as were trees on Holden Farm Place.
 - b. Several requests for Whisper Creek include attachment of trellises to an existing one; shrubs and tree replacement; and landscaping in the common area (the latter request advised to submit to the Whisper Creek Board).
 - c. Whisper Creek HOA President Templeton asked for approval to replace diseased hedges, as well as missing hedges, in the common area. Approval was granted.
 - d. Exterior work approved included siding replacement on Wisley Way and installation of roof and deck screening on Cattails Drive.
 - e. An application to install a vinyl fence on Silent Circle was denied.
3. Roads - Steve Patterson
 - a. Speeding drivers throughout the neighborhoods is a big concern.
 - b. Speed hump suggestions vary. While an additional speed hump or rumble strips may be necessary on Wisley Way and a new one in Lake Haven for safety purposes, several residents are strongly opposed, especially within the latter. Investigation of alternate proposals is underway.
 - c. Catoosa Utility District Authority investigated and resolved a potential sink hole on Windstone Drive. This was a result of one of the last water main breaks.
 - d. Plans for paving improvements are currently underway.
4. C&R – Martha Culpepper, Lana Freeland, and Rene Straub
 - a. A Doberman attacked a resident and her two dogs on Windstone Drive close to the rear gates. The Doberman ran away and is on the loose after neighbors came to the resident's rescue.
 - b. Construction supplies were dumped in a neighbor's yard and on the street, and mower and cars were parked in other yards. Additionally, trailers were parked in the Meadowlands, and pods were located in driveways prior to moving. (Residents are reminded to obtain permission before parking pods for moving purposes.)
 - c. Unkempt backyards in the Cattails were addressed, as was brush located on the berms.
 - d. Brush located in the berms in Whisper Creek was reviewed. No action will be taken at this time.
 - e. Solicitation occurred at Hawk's Landing.
 - f. Roaming cats continue to be a concern.
 - g. A County work stoppage order is still imposed on the Lonesome Dove property. Because of recent serious occurrences, ARB Chairman Whitmire requested the WRA attorney to send a letter to the County seeking the property to be condemned.

- h. One homeowner continues to be fined for unkempt property.
- 5. Golf Course – Jody Hermann for Christian McDonald announced trespassers have been viewed on the golf course. The Board has issued reminders to residents, and the golf course is considering the use of rangers to assist with trespassers.
- 6. Landscaping – John Reeser and Jared Stehney
 - a. Most dead trees have been removed and replaced. A number of shrubs and bushes have recovered this Spring.
 - b. Irrigation lines along Windstone Drive continue to be monitored; the lines are fed by the golf course quarry.
- 7. Special Events: Debbie Gwaltney and Jared Stehney
 - a. The April Yard of the Month was awarded to Matt and Michael Blackwell at 253 Blue Jay Parkway. Winners receive an award letter and a \$25 Lowes' gift card.
 - b. The yard sale was held on May 6th at New Heights Baptist Church. Twenty-nine residents participated, with \$145 donated to the church. Afterwards, a large donation of items was picked up by Providence Ministries, along with a \$20 cash donation.
- 8. Security – Tim Haralson
 - a. The rear gate conversion was delayed because of rain. (As of this posting, the conversion is complete.) Catoosa County Schools are delighted with the new system, as their buses can now save 15-18 minutes per entrance/exit by using special bus clickers for the rear gates.
 - b. Bids and persistent investigation continue with closing the front gate 24/7; a report will be delivered at the June meeting. Residents and the golf course will be polled on their choice(s).
 - c. Trespassers were noted on the golf course.
- 9. Sewer System – Tim Haralson for Christian McDonald
 - a. The Windstone Drive pump has sustained some float failures and broken pipes; both are repaired.
 - b. A homeowner in the Meadowlands and another in Lake Haven have experienced yard leaks; both were repaired by Rainbro as the problems were the company's responsibility.

President Haralson adjourned the meeting at 9:15 p.m. The next regularly-scheduled meeting will be held June 12, 2017, at the Whisper Creek Clubhouse.

Respectfully submitted,

Lana Freeland for Ellen Phillips, Secretary

Tim Haralson, President