

The meeting was called to order by newly-elected president Greg Stewart at 7:00 p.m., at the Whisper Creek Clubhouse. Directors present: Martha Culpepper, Lana Freeland, Nick Lambert, Ellen Phillips, John Reeser, Greg Stewart, Rene Straub, Alan Waxenberg, and Jim Whitmire. Directors absent: Cheri Bout, Bob Peck, and Sandy Thompson. Guests: Jody Hermann and Julie Shull.

A motion to approve the April 11, 2016 Minutes was presented by Lana Freeland and seconded by Martha Culpepper; the motion passed unanimously.

A motion to approve the April Financial Report was made by Ellen Phillips and seconded by John Reeser; the vote to approve was unanimous. The Report included:

1. Four previously-discussed residents were turned over to the WRA Collections Attorney.
2. A past-due certified letter was sent.
3. On April 23, 2016, twenty-three past due notices were mailed; fifteen residents have paid as of today's date. (A \$1900 check should be forthcoming.)
4. The new check scanner is working well.
5. Our final draft with Northwest Georgia Bank concludes on May 31; June 1 begins the same process with First Tennessee.
6. Financial Manager Julie Shull recently met with WRA's new auditor to discuss our process.

Correspondence: We received emails and calls related to the following: a resident deliberately drove his car into the gate contractor at the rear gate; possible sinkhole on Lonesome Dove Drive; vehicle entering the neighborhood through the rear exit gate off Swanson Road; several yard sale inquiries; ARB requests; duck and beaver run over on Windstone Drive; lost keys; resident speaking disrespectfully to a contractor at the back gate; compliment regarding rumble strips at front entrance; resident hitting the back gate with his vehicle; storm runoff concern on Windstone Drive; additional work to be performed at playground; lawn waste dumping in empty lot; rear gates left open; unkempt lawns/homes; text alert service for residents; cars parked on streets; no litter sign and/or additional waste receptacle in Cattails parking area; soliciting; non-residents fishing in lakes; school bus speeding; and vehicles speeding/passing other vehicles. All of the aforementioned items have been addressed and/or being monitored.

Unfinished Business: (See Roads. committee report)

New Business:

1. Jim Nelson's letter of resignation accepted; Rene Straub appointed to fill the remainder of his term.
2. Committee reassignments: Rene Straub will co-chair C& R with Director Freeland. Sandy Thompson will co-chair Special Events with Director Culpepper.
3. Jody Hermann mailed the 2016 directories on May 6th. Any resident not in receipt, please contact the WRA office.
4. A new grinder pump was installed at the gatehouse at BP Construction's expense. The contractor also will install the alarm this week.

Committee Reports:

1. ARB – Jim Whitmire
  - a. Approved projects included pool/landscaping; tree removal; house painting; swing set installation; and garden installation.

- b. Concerning future estate sales within Windstone, Director Whitmire will present stringent guidelines at the June meeting for Board consideration.
2. C&R – Lana Freeland
  - a. Mailbox lights and yards were primarily checked in April, resulting in emails, letters, and phone calls regarding unkempt yards, barking dogs, mailbox lights, signs in yards, and waste dumping. Seven of these issues are ongoing and the Committee will continue to monitor each.
  - b. Other issues included a solicitor who was told to leave the neighborhood, and an inordinate amount of vehicles parked on Overlook streets.
3. Security – Nick Lambert
  - a. Whisper Creek security concerns over tailgating at front resident entrance.
  - b. Resident concerns over discontinuation of RF sensors at back gates.
  - c. The rear gates continue to malfunction, increasing concerns for replacing control units.
  - d. Paper delivery worries have been raised regarding security.
  - e. Much littering is evident around the Cattails parking area.
4. Sewer System - Nick Lambert
  - a. Dave Hammel suggests residents of the back region of the Villages utilize high-head grinder pumps as they need to replace their pumps in the future.
  - b. Director Lambert is still awaiting the report from Mr. Hammel concerning air relief valves replacement.
5. Lakes – Jody Hermann for Cheri Bout
  - a. After seeking bids, Director Bout endorsed Chattanooga Extruded Curbing & Concrete to repair the spillway at Lake Wisley for a total of \$3,550. The motion was made and seconded by Greg Stewart and Jim Whitmire; it carried unanimously.
  - b. As we continue to monitor the Lake Haven dam leak (which appears to have ended), TDEC Dam Inspector Terrell Hendren believes we are observing the proper protocol at this time.
6. RV Lot/Maintenance – Alan Waxenberg n/a
7. Trash Service –Alan Waxenberg n/a
8. Landscaping – John Reeser
  - a. Once replacements of the dying trees along Windstone Drive have been found, Dilbeck will switch them with new trees. Additionally, the company will mow the back of Lake Haven’s dam.
  - b. Upon Wes Gilbert’s repairs of blow-outs in the irrigation system, Dilbeck will repair the irrigation system at the front entrance and along Windstone Drive.
9. Golf Course – Greg Stewart n/a
10. Special Events - Martha Culpepper
  - a. A successful Spring Garage Sale was held May 7<sup>th</sup>, with pick-up prearranged by Providence Ministry, in Dalton.
  - b. May begins the Yard-of-the-Month Award program with current winners Kyle and Rick Cutsinger at 9011 Tower Pines Cove.
  - c. Co-chairs Martha Culpepper and Sandy Thompson will begin planning the Fall Festival.
11. Roads – Jody Hermann for Bob Peck
  - a. In place of Director Peck, Director Bout met with Subcontractor Robin Lowery to discuss and estimate the cost of curbing at the front entrance islands. The Board tabled the price of \$3,336 for now because of two more prioritized projects.
  - b. Mr. Peck met with Spears-Hopkins Paving’s Dale Steels who suggested curbing be laid over exiting curbing around the front entrance island. However, a large amount of the exit lane curbing needs removing because of its height above the existing pavement. His estimate is forthcoming.

- c. Lonesome Dove Road has a dip occurring because soil appears to have failed and needs to be resurfaced. The estimate of \$8,953 means removal of existing asphalt and then adding back new asphalt. A quote to repave Windstone Drive to Lake Wisley (and possibly to Lake Haven) will be forthcoming for proposal per recommendation of the 2013 engineering firm study. Mr. Peck will present the proposal at the June meeting or, possibly, before that date in an email motion. – Jody Hermann for Bob Peck

President Stewart adjourned the meeting at 8:50 p.m. The next regularly-scheduled meeting is June 13, 2016, held at the Whisper Creek Clubhouse, at 7:00 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Greg Stewart, President