

**WRA Board Minutes
November 13, 2017**

Secretary Ellen Phillips called the meeting to order at 7:00 p.m., at the Whisper Creek Club House. Directors present: Martha Culpepper, Debbie Gwaltney, Christian McDonald, Steve Patterson, Ellen Phillips, John Reeser, Rene Straub, Jared Stehney, and Jim Whitmire. Directors absent: Cheri Bout, Lana Freeland, and past president Greg Stewart. Guests: Julie Shull and temporary Business Manager Tim Haralson.

In the absence of President Pro Tem Freeland, Secretary Phillips turned the meeting over to Treasurer Martha Culpepper to preside.

The October 9, 2017 Minutes were unanimously approved, following a motion made and a second by Rene Straub and Jim Whitmire, respectively.

The Financial Report, presented by Julie Shull, featured the following:

1. One resident will be making his last payment in November to the Collections attorney.
2. Three residents currently are in Collections.
3. As of October 31, 2017, seven (7) accounts are past due thirty (30)-plus days.
4. Gate deactivation continues to be effective with residents who are in arrears.
5. A response letter about a dead tree dispute (sent to Mrs. Shull) will be written by temporary Business Manager Haralson on behalf of the Board.

Jim Whitmire moved for approval of the Report and Christian McDonald seconded; all Directors voted in favor.

Correspondence: We received correspondence and calls related to the following: Halloween vandalism in Golf Course Village; an angry resident who intentionally tore off the rear gate barrier arm; request for re-striping the front area walking lane and re-painting to the rear of the neighborhood; and various C&R complaints. All the aforementioned items have been addressed and/or being monitored.

Unfinished Business:

1. The Lonesome Dove Road lawsuit is ongoing, and the Court date is scheduled for November 29, 2017.
2. The Lonesome Dove Road repair continues to be of concern. CTI Engineering will provide a specific plan to correct the road problems at a cost of \$7,500. This amount includes surveys, topography, hydrolytic analysis, permits, and so forth. Ellen Phillips moved the \$7,500 be approved, to come from the Road Reserve Fund, and John Reeser seconded; all voted in favor.
3. The playground revitalization discussion was tabled for the time being.
4. Resident Tom Freeland, former Board member and former Security Director, will begin informally consulting with regards to the front entrance security protocol.
5. Interim Business Manager Haralson discussed his role for the next two months.

New Business:

1. Cattails maintenance requests include the repositioning of two (2) street signs. An estimate will be obtained.
2. Whisper Creek maintenance requests

- a. All of the entrance land/trees to Whisper Creek is WRA property. Exposed electrical wires create a danger and, therefore, necessitate immediate repair.
 - b. The Whisper Creek HOA has asked WindStone to pay one-third (1/3) to repair and replace new lights around the clubhouse and at the entrance to WC. John Reeser made the motion to appropriate \$2,314 for this one-time financial support; following a second by Steve Patterson, the vote was approved (Director McDonald abstaining), with the caveat that the new lights must be aesthetically similar in appearance to the existing ones.
 - c. Whisper Creek also requested one-third (1/3) of the total to clean out the retention ponds annually at a cost to WRA of \$1,398. This is to be a budgeted amount for the future until further notice. A motion for approval was made and seconded, respectively, by Ellen Phillips and Rene Straub; it passed unanimously.
3. A called meeting of the Executive Board was held Friday, November 10, 2017, for the purpose of reorganizing committees. It was brought to the attention of the general Board the former may possibly be viewed as a breach of the Bylaws; therefore, those revisions were sent via Minutes to the full Board and then incorporated into tonight's scheduled Board meeting. Of the recommendations, only two needed to be voted upon: the appointment of Jim Wills to hold the temporary Director position briefly vacated by Tim Haralson and Rene Straub to become Vice President Pro Tem. The motion was proposed by Jim Whitmire and seconded by John Reeser. Director Gwaltney abstained from voting; however, the motion passed.

Committee Reports:

1. Lakes - Ellen Phillips reported for Cheri Bout
 - a. Contracted management company is working well.
 - b. Lake Wisley's fountain was turned off after being clogged by debris from the recent storm. The maintenance company is coming for repairs.
2. ARB – Jim Whitmire
 - a. Applications: Wisley Way exterior painting; Hummingbird Hill expanding rear deck and adding lower deck; Woodway Drive changing existing screen porch to glassed-in sunroom; and Holden Farm Place installation of a satellite dish.
 - b. Updates: Oakhurst Drive pool installation is behind schedule with 90 percent completed; Holden Farm Place addition to, hopefully, finalize mid-December; and Holden Farm Place screen porch completed.
3. Trash Service – Steve Patterson reported that Stephens Trash Service only will pick up five (5) or fewer bags of leaves per residence. Anyone having more than five bags must call Charlie Stephens beforehand and be prepared to pay a fee for the service.
4. RV Lot/Maintenance – Steve Patterson announced the gravel for lot holders will arrive this week.
5. Roads – Steve Patterson
 - a. Paving for 2017 and the new speed humps is now complete.
 - b. Lonesome Dove Road repair (See Unfinished Business # 2.)
 - c. Following discussion, Debbie Gwaltney made the motion to remove the two (2) new speed humps at the front gate resident entrance; Christian McDonald seconded the motion. Upon voting, both Directors were joined by John Reeser, making three (3) votes to remove the humps. With seven (7) Board members voting to retain the speed humps, the motion died.
6. Nominating Committee – Ellen Phillips
 - a. This committee shall consist of the Executive Board.
 - b. Several changes will be made in the selection of candidates.
 - ^ The Whisper Creek Board will appoint one of its officers for one open position on the

WRA Board.

- ^ All prospective nominees shall be interviewed in person by the Nominating Committee.
- ^ Specific duties and general obligations shall be thoroughly explained during the interview, during which time the person may withdraw his or her name from consideration.
- d. Ellen Phillips was appointed to lead the 2018 Nominating Committee.
- 7. C&R – No report
- 8. Golf Course – No report
- 9. Special Events – Debbie Gwaltney, Christian McDonald, and Jared Stehney
 - a. The Fall Festival was a success, with over 200 residents enjoying the afternoon.
 - b. The lighting company will hang all Christmas decorations this week with the lights turned on shortly thereafter.
 - c. The Christmas/Holiday Lighting Contest will take place on Sunday, December 17, at 7:00 p.m.
 - d. Yard of the month is 1803 Creek Way. Silvia Bodussian and Mark Page were awarded a letter of recognition and a \$25 gift certificate to Lowe's.
- 10. Landscaping – John Reeser and Jared Stehney
 - a. Several trees were removed at Lake Wisley and three (3) others were planted.
 - b. Dilbeck has been billing the WRA for mowing lawns of vacant absentee-lot owners. These expenses will no longer be paid by the WRA but now must be paid directly to Dilbeck by the lot owners, effective immediately.
 - c. All 2018 WindStone landscaping will be put out for bid.
- 11. Security – Tim Haralson announced that vandals are deliberately knocking off the rear gates' barrier arms.

Following a motion made and seconded by, respectively, Jim Whitmire and Steve Patterson and unanimous approval, Director Culpepper adjourned the meeting at 9:00 p.m. The next regularly-scheduled meeting will be held on December 11, 2018, at 7:00 p.m., at the Whisper Creek Clubhouse.

Respectfully submitted,

Ellen Phillips, Secretary

Martha Culpepper, Treasurer/Acting President