

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

A motion was made and seconded by, respectively, Jim Whitmire and Bob Peck to approve the October 10, 2016 Minutes; the motion carried unanimously.

#### Financial Report:

1. Financial Manager Julie Shull continued last month's discussion regarding collection policies for those residents who are in arrears. Following discussion, Jim Whitmire proposed that residents who owe the current month dues and are one month in arrears will receive a certified letter. Upon ten (10) days from date of certified letter, if the delinquent dues are not paid, each vehicle at that address will be deactivated for all resident gates. If such occurs, the resident is also responsible for paying the fees to re-activate each vehicle. Rene Straub seconded the motion; all Directors present voted for approval with the exception of Cheri Bout who opposed the measure; the motion passed.
2. Mrs. Shull provided an update on collections for past due accounts of long duration. One resident agreed to a repayment plan, one case is court-bound in December, one resident made a payment with the promise to complete payments by December 1, and the fourth has a default judgement from October and is requesting a "FIFA." All other past due accounts have been sent notices, letters, etc., per the collection policy schedule.
3. Each Director received a 2017 Budget workshop for perusal and return at the December meeting.
4. The Financial Report was unanimously approved, following a motion and second by Ellen Phillips and Sandy Thompson.

Correspondence: We received emails and phone calls related to the following: ARB requests; lost/found cats and dogs; and a request for pothole repair in Whisper Creek. All the aforementioned items have been addressed or/are being monitored.

Unfinished Business: WRA's attorney, Philip Whittaker, will ask a well-known local appraiser to submit his appraisal for the land sale to build the CUDA-proposed pump station. The funds to authorize the appraisal were proposed by Greg Stewart and seconded by Sandy Thompson; the motion passed unanimously.

#### New Business:

1. Discussion ensued regarding the appointment for Security and Sewer System. Current Director Nick Lambert is moving from WindStone and his resignation is effective as of this date. Among three outstanding candidates, Tim Haralson was proposed to fulfil Director Lambert's position and tenure. The motion to appoint was presented by Jim Whitmire and seconded by Nick Lambert; it passed unanimously.
2. A request for a street light repair on Holden Farm Place and Silent Circle was tabled until we receive a descriptive quote from the contractor.

#### Committee Reports:

1. Special Events – Martha Culpepper and Sandy Thompson
  - a. The holiday decorating contest date is set for December 17th.
  - b. Christmas lights will be installed this week and lighted on Thanksgiving. The excess funds from this 2016 Budget allotment will be utilized to purchase additional items for 2017.
  - c. President Stewart expressed thanks for a very successful Fall Festival.
2. Roads – Bob Peck
  - a. The cleanout of the Cattails Meadows drain grate is scheduled this week.
  - b. A Whisper Creek pothole will not be permanently repaired until road resurfacing decisions are made for 2017. In the interim, Director Peck will fill the hole with cold patch. Additionally, he will use this method to temporarily fill two small holes on the speed hump between Blue Jay parkway and Stonehurst Circle.

3. Security – Nick Lambert
  - a. WRA's Halloween procedure proved very popular, and special thanks go to Jody Hermann and Sandy Thompson for assisting with traffic control. The guest hang tags will be repeated next year.
  - b. One vehicle was keyed, but no one knows if this occurred during Halloween events or not.
  - c. A suspicious person was reported on the golf course; both Catoosa and Hamilton Counties' investigators found nothing to identify the trespasser.
  - d. The two rear exit gate hinges were excessively noisy this past month. Upon further study, it was revealed they are simply worn out and had to be replaced at a cost of \$1,300.
  - e. Further discussion regarding new bar code readers for the back gates met with approval. However, the vote of \$7,500 per two, plus installation and labor, was postponed.
  - f. Board members expressed great gratitude for Director Lambert for his years of service to our community.
4. Lakes – Cheri Bout
  - a. In order to try to combat evaporating lake levels, Ms. Bout is having water from the quarry pumped into Lake Wisley and from the well into Lake Haven.
  - b. The spillway completion at Lake Wisley has to be postponed because of contractor illness.
5. Nominating Committee – Alan Waxenberg asked for committee volunteers. Ellen Phillips and Lana Freeland agreed to help serve.
6. ARB – Jim Whitmire noted the following requests and approvals/denials:
  - a. The Turtle Crossing project should be completed within the next week, although landscaping will not begin until 2017.
  - b. A new vinyl fence request in Whisper Creek was denied.
  - c. Construction at the Lonesome Dove lot is slowly progressing. Estimate of completion is early next year.
  - d. Complete lawn and tree upgrade on Oakhurst Drive was approved.
  - e. A resident's request to change exterior color on Woodpecker Place was approved.
  - f. An inground pool, concrete decking, a fire pit, and a driveway extension on Windstone Drive was approved.
  - g. Approval to install lattice underneath a rear deck was granted to a resident on Cattails Meadows.
7. C&R – Lana Freeland and Rene Straub reported that one homeowner is currently being assessed fines for unkempt property.
8. Landscaping – John Reeser
  - a. Dead trees were removed from the playground area and along Windstone Drive.
  - b. Dilbeck planted new Sawtooth oak trees today at the front entrance.
  - c. The new grass growth by the front curb is progressing well.

Following a motion by Ellen Phillips, a second by Jim Whitmire and with unanimous approval, President Stewart adjourned the meeting at 8:48 p.m. The next regular meeting will be held December 12, 2016, at the Whisper Creek Clubhouse, at 7:00 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Greg Stewart, President