

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

Sandy Thompson made a motion to approve the September 12, 2016 Minutes and Rene Straub seconded; the motion passed unanimously.

Julie Shull presented the Financial Report for September 2016:

1. One resident's past due fees in the amount of \$4,000 was paid.
2. One resident made arrangements with the WRA Collections Attorney to repay overdue fees on a monthly schedule.
3. Twenty-two past-due residents out of thirty notified residents responded with either partial payments or paid in full.
4. Currently, 295 homeowners are enrolled in our e-statement (paperless statement) service, while 365 still receive paper statements.
5. The WRA safety deposit box is now located at First Tennessee Bank in Ringgold, GA.

Sandy Thompson and Rene Straub moved and seconded, respectively, to approve the Financial Report, and the motion passed with all voting in favor.

Correspondence: We received phone calls and correspondence related to: several ARB requests; barking dog, lost dog, and dog excrement on resident's doorstep; request for repair/replacement of a speed bump and an additional speed bump on Windstone Drive near back gate; report of several garbage cans visible from the street; storage item in RV/Storage lot parked in incorrect space, inquiry about Lake Haven's low water level; and a complaint regarding excessively-loud noise and street parking in the Meadowlands.

Unfinished Business: Lana Freeland for Greg Stewart regarding the Catoosa Utility District Association's pump station

1. The Board and CUDA have been in discussion for several months about the land sale site and the plans for the pump station on Ooltewah-Ringgold Road frontage.
2. WRA Board Attorney Philip Whitaker advises appraisal of the land.
3. Director Freeland moved that the Board hire Mr. Whitaker at the rate of \$305 per hour (for approximately three-four hours) to research and prepare all necessary details for the property purchase. Further, Directors will grant the attorney authority to assign a commercial appraisal at an additional charge. Jim Whitmire seconded the motion and it passed unanimously.

New Business:

1. The Annual Food Drive by Boy Scout Crew 2071 will occur December 10th. (Details TBA)
2. Director Thompson proposed removal of eight dead trees at the front entrance and replacement with three-to-five of the same. Jim Whitmire voiced the second, and the motion passed unanimously.
3. Mrs. Thompson offered a proposal for a read-only Facebook page for residents that she will create and administer. Director Straub seconded the motion, which passed unanimously.
4. Discussion followed regarding the addition of an e-statement service option to the WRA website. Residents would be able to receive electronic copies of the newsletter and Minutes.

5. Julie Shull will present a first draft of the 2017 Budget at the November meeting. She asked Directors to submit suggestions and remarks to her this month.

Committee Reports:

1. Lake Wisley Beautification Project – Jody Hermann for Greg Stewart
 - a. Board members agreed the rocks must be embanked before completion of Phase I.
 - b. An email motion by Lana Freeland on October 11 to approve Dilbeck's Phase I landscaping plan was seconded by Sandy Thompson. The motion passed unanimously.
2. Roads – Bob Peck
 - a. Spears-Hopkins will return to clean a drain grate in the Cattails.
 - b. Hamilton County officials examined the ditch behind Dew Drop Crossing that floods and runs parallel to Ooltewah-Ringgold Road. The officials determined the ditch is not located on the county's right-of-way and, therefore, the latter bears no responsibility to clean out the ditch. Director Peck notified Whisper Creek HOA President Fred Thomas that it is the responsibility of Whisper Creek HOA to take necessary steps to prevent any flooding concerns.
3. Security – Jody Hermann for Nick Lambert
 - a. Two new operators were installed at the rear gates.
 - b. Additional security will be present on Halloween. Residents will be provided with visitor hang tags for that evening only and are asked to give one to each guest driver to expedite entry into our community that evening.
4. Sewer – Jody Hermann for Nick Lambert announced she notified Dave Hammel today about a noxious odor at lift station #2.
5. Lakes – Jody Hermann for Cheri Bout
 - a. Lake Wisley's fountain remains off because of the low lake level.
 - b. Stan Calfee technicians are checking Lake Haven's well because of the water color. (Decision TBA.)
 - c. The retention pond is being aggressively treated every week for water meal (an invasive plant transferred by the geese); hopefully, the treatments will eradicate the existing malady.
6. Trash Service – Jody Hermann presented three bids submitted for WRA's contract. (Charlie) Stephens's Garbage Service was once again unanimously selected for a two-year contract, following the motion to do so by Al Waxenberg and seconded by Ellen Phillips. When the new contract begins in January 2017, the monthly rate will increase slightly to \$56 quarterly (\$2.33 per month).
7. ARB – Jim Whitmire
 - a. Exterior repainting of a Herron Lane house and a Lonesome Dove house was approved.
 - b. Roof replacement and repairs on Windstone Drive residence were approved.
 - c. A flagstone walkway on Holden Farm Place was approved.
 - d. Removal of a tree and subsequent planting of another type on Turtle Crossing was approved, as was a tree removal on Ingelbrook Drive.
 - e. The property on Lonesome Dove under review by the Catoosa County Building Inspector continues to be monitored. Various corrective actions must be verified level-by-level, and Inspector Rick Quarles states the process will be lengthy but diligent.
8. C&R – Lana Freeland and Rene Straub
 - a. Monitoring and phone calls/correspondence continue with regards to unkempt yards, street parking, cleaning around mailboxes, garbage cans visible from the street, unpleasant odors in yards, mailbox lights, and dead tree removal.

- b. The homeowner on Lazy Circles continues refusal to address the status of that address' front and back yards, and a resident in the Meadowlands still has not removed dead tree stumps. Numerous calls and emails have been attempted to resolve both situations. The resident on Lazy Circles is currently being assessed fines.
 - c. Six contestants entered the mailbox makeover contest, and the \$50 cash prize winner is Jeff and Lori Wachtel at 57 Blue Jay Parkway.
9. Landscaping – John Reeser
- a. The trees at the front entrance will be replaced this fall.
 - b. Director Reeser presented an estimate of \$3,450 to add topsoil, seed/straw, and relocate irrigation in the areas along the front entrance's new curbing. Director Reeser made the motion to approve and Bob Peck seconded; the motion passed unanimously.
10. Special Events/Fall Festival – Sandy Thompson
- a. WindStone's annual Fall Festival, held October 9th, was a tremendous success. This year's partnership between the WRA Board and the WindStone Golf Club resulted in approximately 210 attendees. WRA's Board of Directors and the residents wholeheartedly thank Tim Gilbert, Wes Gilbert, and Jeff Craig, along with staff, for providing setup and the majority of the food.
 - b. Director Thompson and the Board also extend thanks to volunteers, without whose participation this event would not be possible.

Vice President Freeland adjourned the meeting at 8:15 p.m. The next regularly-scheduled Board meeting will be held November 14, 2016, at the Whisper Creek Clubhouse, at 7:00 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Lana Freeland, Vice President