

WRA Minutes
October 9, 2017

President Tim Haralson called the meeting to order at 7:04 p.m., at the Whisper Creek Club House. Directors present: Martha Culpepper, Lana Freeland, Debbie Gwaltney, Tim Haralson, Christian McDonald, Steve Patterson, Ellen Phillips, John Reeser, Rene Straub, and Jim Whitmire. Director absent: Cheri Bout. Guests: Charlie Bacigalupi and Julie Shull.

The September 18, 2017 Minutes were unanimously approved, following a motion and a second by Rene Straub and Lana Freeland, respectively.

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

1. One resident will be making his last payment in October to the collection attorney and has paid \$4,000 in fines, as well as maintaining his current account.
2. Gate deactivation continues to be successful with residents who are in arrears with their payments. One deactivation complaint was received by a resident whose account has been current only approximately five times within the past 24 months.
3. Board members were given the preliminary working budget for the 2018 annual budget. All questions will be presented and answered at the November meeting and the budget finalized at the December meeting.
4. Mrs. Shull gave the Board a future repairs worksheet to add and make changes/recommendations to be ready for the 2017 audit in January 2018.
5. The Board decided to make no more expenditures for the current calendar year, unless an emergency arises.

John Reeser moved for approval of the Report and Jared Stehney seconded; all Directors voted in favor.

Correspondence: We received correspondence and calls related to the following: Lost dogs/cats; barking dogs, barrier arm hit at the rear gate; one comment regarding 24/7 security/gate closure; ARB requests; cars parked in street and at lakes; street lamps needing repair; and C&R complaints pertaining to yard maintenance violations. All the aforementioned items have been addressed and/or being monitored.

Unfinished Business:

1. Back gate operation has had a problem with intermittent scanning malfunction during the 6 a.m.-8 a.m. hours that appears to be related to an internal heater malfunction. The scanner is under warranty and is being replaced with a new unit.
2. The residents front entry gate has recently had some operational issues that have been repaired: a) On October 4th the motor which operated the gate ceased to function. The motor was replaced on October 4th. The motor was still under warranty so the new unit was provided at no cost. b) The gate operator motherboard was damaged during the October 8th storm. This too was covered under warranty, and the new motherboard was installed today, October 9th.
3. The street lamp at 1415 Dew Drop Crossing, which would have cost \$5800 to repair, has been further studied by Allied Electric. They found that much-hidden wires under the concrete mounting pedestal were extremely frayed. They were able to splice in a new section of wire and make the lamp operational. This eliminated the need to dig through three homeowner's yards

to run 200+ feet of new wire from the existing meter to the lamp, or place a new meter, and new wiring, from an alternate transformer. This saved WRA thousands of dollars.

4. The landscape irrigation issue at the corner of Woodway Drive and Windstone Drive has been resolved. The WRA's portion is repaired as is Wes Gilbert's section of the same main irrigation line.
5. Landscape maintenance issues along Wisley Way and Hurricane Creek have been rectified with Wes Gilbert repairing all leaks; the water around Lake Wisley is now on a timer. Craig Dilbeck has proposed to maintain Lake Wisley's perimeter for each three-month period at \$2,000 per, in addition to the \$600 improvements he just completed. (Further clarification is necessary before the Board votes upon a long-term verdict.) For the present three months, Lana Freeland motioned we pay Dilbeck the \$600 for work already performed and ask for the \$2,000 to be paid in three installments in order for the Board to check the maintenance each month. Martha Culpepper seconded the motion and all votes were in favor.
6. The lawsuit with the Lonesome Dove property is ongoing.

New Business:

1. Playground revitalization
 - a. Six railroad ties need replacement. Board members will schedule a "Fall Workday" to temporarily remedy some of the issues.
 - b. The Board will revisit the playground next spring to decide if major renovation is necessary.
2. Front entrance security protocols were discussed in depth, and several Directors asked for the head of Murray Security to attend and answer questions at the next meeting.

Committee Reports:

1. Lakes: Cheri Bout (no report)
2. ARB - Jim Whitmire:
 - a. Exterior Design: Trees removed on Woodway Drive; a deck extension and enclosure on Silent Circle, and the completion of two exterior paintings.
 - b. Updates: Lonesome Dove Lane property - continues to be addressed by WRA's attorney and the Court.
3. Trash Service - Steve Patterson reports that some residents continue to abuse Stephens Trash Service by ignoring C&R instructions about the size of monthly yard debris pickup. Residents are to call Charlie Stephens to plan a special pickup and pay him accordingly. Oversized pickups of this nature are **not** included in Stephen's monthly fee.
4. RV Lot/Maintenance - Steve Patterson (no report)
5. Roads - Steve Patterson
 - a. ADI Pavement's resurfacing work on Briarwood and Windstone Drives is nearing completion. Following weather improvement, re-painting of lines and speed bumps will be completed. New speed humps will be added at the front resident's entrance.
 - b. Following the damage on Windstone Drive caused by the water main rupture, plans are underway for repair and -repave. Director Patterson is working with Catoosa Utility District to proceed.
 - c. Quotes for repair or replacement to the drainage tiles on Lonesome Dove are nearing completion. Funds are required to pay for the study of the engineering for the design and re-bidding of the road repair.
6. C&R - Martha Culpepper, Lana Freeland, and Rene Straub

- a. Residents' concerns received included landscape issues on Hawk's Landing, continuous dog barking in the Meadowlands, and lawn issues at an unoccupied house.
 - b. The homeowner on Lazy Circles Drive continues to be fined because of the status of the front and back yards. Thus far, the owner has not responded to a certified letter asking for a meeting with WRA Board members.
 - c. Mailbox lights continue to be monitored, as do yards and other matters.
 - d. The winner of the Mailbox Makeover is Jessica Ashburn at 70 Sandpiper.
7. Golf Course - Tim Haralson (no report)
 8. Sewer System - Tim Haralson (no report)
 9. Security – Tim Haralson
 - a. A truck with the keys in the vehicle was stolen from a Lonesome Dove residence after the thieves entered via the resident front gate, which was malfunctioning at the time. Homeowners are once again urged to lock car doors and not to leave valuables where they can be seen by potential criminals.
 - b. President Haralson announced the resident gate now will be closed during golf tournaments.
 10. Special Events – Debbie Gwaltney, Christian McDonald, and Jared Stehney
 - a. The September Yard-of-the-Month was awarded to Lillie and Richard Nash at 152 Circlestone Drive. They received a letter of recognition and a \$25 Lowe's gift certificate.
 - b. Volunteers from the neighborhood for the Annual Fall Festival are asked to promptly contact Debbie Gwaltney. The Festival will be held at the Pavilion on Sunday, October 22, from 4 p.m.-6 p.m., and all residents are invited to attend.

The meeting was adjourned at 8:55 p.m. The next regularly-scheduled meeting will be held at the Whisper Creek Clubhouse on November 13, 2017, at 7:00 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Tim Haralson, President