

Lana Freeland, Vice President, called the meeting to order at 7:05 p.m., at the Whisper Creek Clubhouse. Directors present: Cheri Bout, Martha Culpepper, Lana Freeland, Nick Lambert, Ellen Phillips, John Reeser, Sandy Thompson, Alan Waxenberg, and Jim Whitmire. Directors absent: Bob Peck, Greg Stewart, and Rene Straub. Guests: Ethan Miller, Lewis Hilton, Brent Mercer, Robin Lewis, Jody Hermann, and Julie Shull.

WRA Auditor Miller and financial manager Shull handed out copies of the current Audit. Following a brief discussion, Martha Culpepper made the motion to approve, seconded by Sandy Thompson. Approval was unanimous.

A lengthy discussion ensued with the Misters Hilton, Lewis, and Mercer regarding their urgent concerns about a house construction on Lonesome Dove Lane. Rick Quarles, the Catoosa County Building Inspector, has placed a Stop-Work Order on the project and is preparing a final recommendation as to further specific steps. ARB Chairman Whitmire and Mrs. Hermann will scrutinize the site next week.

A motion to approve the August 8, 2016 Minutes was proposed and seconded by, respectively, Al Waxenberg and Cheri Bout. It passed unanimously.

The Financial Report, presented by Ms. Shull, contained the following:

1. Fourteen past-due notices were sent; all were paid.
2. A lien was placed on one past-due property.
3. Pitney Bowes will send a slight postage refund for its terminal.
4. Thirteen residents recently signed up for electronic statements.
5. WRA's safety deposit box has been re-located to First Tennessee's Ringgold branch.
6. The Collections Attorney is preparing documents for lawsuits.
 - a. One resident has until September 24 to respond.
 - b. Another resident just received his documents.
 - c. A third resident wishes to settle for \$4K; Directors Thompson and Bout proposed and seconded the motion to settle. Directors Bout, Freeland, Phillips, Reeser, Thompson, and Waxenberg voted for the motion; Directors Culpepper and Whitmire abstained. The motion passed.

Correspondence: We received phone calls and correspondence related to: one new lease approval; fallen tree near the golf course; several ARB requests; request for mosquito control in cattails retention pond; notice of possible water leak at Whisper Creek entrance; questions about Lake Wisley project; and inquiries about sewer fee structure. All of the aforementioned items have been addressed and/or being monitored.

Unfinished Business: Cheri Bout received a letter from Catoosa Utility District (CUDA). She and Greg Stewart will review the offer, along with the WRA attorney. The Board will further discuss the issue at the October meeting.

Committee Reports:

1. Lake Wisley Beautification Project – Cheri Bout for Greg Stewart

- a. Director Bout presented Director Stewart's and Craig Dilbeck's plan for the project.
 - b. Because the plan and the overall amount of the cost had not been previously approved by the Board, the Directors asked Ms. Bout to speak further with Mr. Dilbeck. He will be instructed to develop a three-phase landscaping plan with the understanding that future budgets may not allow for Phases 2 and 3 and that each phase must look polished upon completion.
 - c. The Board reiterated that major amounts of money and plans for all projects must be approved by the majority prior to any implementation.
2. Roads – Jody Hermann for Bob Peck
 - a. The new curbing at the front entrance has been installed, as well as a new speed hump at the Cattails entrance for a total cost of \$3,135..
 - b. Spears-Hopkins will lengthen the new paving from Windstone Drive onto the cart path at Hole #5, per Tim Gilbert's request.
 - c. Repair of the Cattails Meadow drain and repair of a section of road on Lonesome Dove is forthcoming.
 - d. Jim Whitmire made a motion to pay Spears-Hopkins in full upon completion of three small paving jobs, including curbing on the entrance side, concrete in two islands, and a stripe in front of the exit gate. Ellen Phillips seconded the motion, and it passed unanimously.
3. Security – Nick Lambert
 - a. With regards to lack of functioning of the back gate system (whether because of its age or driver mismanagement), dialogue continued about bar code access at the back. Director Lambert reminded Directors that security issues - including unauthorized entrants - and frequent malfunctions that must be repaired always lead to prolonged cost to the WRA. He and Pegasus Controls believe much of the problem(s) will be solved by also utilizing barrier arms at the rear gates. Discussion will resume at the October meeting.
 - b. Gate contractor Pegasus is performing a warranty replacement on the control board because of a few malfunctions of the front guest entrance.
 - c. Missing tools were reported from Lonesome Dove construction site.
 - d. Training of a new guard is currently underway by Russell Security.
 4. Sewer System – Nick Lambert
 - a. A resident questioned the method of deriving his sewer fee, as he felt his bill is excessive.
 - b. Dave Hammel reminds residents the charge is the same as that of the City of Chattanooga and is based upon water consumption per one thousand gallons. The current charge is \$8.54/1,000 gallons of water.
 5. Lakes – Cheri Bout
 - a. Because of the drought, Lake Wisley has been sprayed for millweed.
 - b. A light on Lake Wisley's fountain is broken and will be repaired.
 - c. If enough rain doesn't occur very soon, the pump must be turned off to avoid its burning up.
 6. RV Lot/Maintenance – Al Waxenberg announced weeds spraying has transpired.
 7. Trash Service – Al Waxenberg iterated the Board's satisfaction with Stephens Trash Service. However, per formality, the trash service will be put out for bid, as Stephens' contract is up for renewal.
 8. ARB – Jim Whitmire
 - a. Removal of two dead trees and debris on Greenmeadow Lane was approved.
 - b. Three dead trees on Oakhurst Drive approved for removal.
 - c. A small tree was approved for planting in a Whisper Creek side yard.

- d. The following exterior plans were recently approved: include fence installation on Whisper Way; roofed front porch addition on Turtle Crossing; complete roof replacement on Windstone Drive; and repair of front steps at a residence on Cattails View.
9. C&R – Lana Freeland
 - a. Emails, letters, and phone calls continue to be issued for those residents who persist in ignoring certain WRA Covenants and Restrictions. These include unkempt yards, mailbox disarray, vehicles parked in streets, trash cans left outside, business vans parked on grass, and removal of dead trees/debris.
 - b. Attempts at communication as well as accumulated fines remain ignored by the resident for on Lazy Circles. The status of the front and back yards is the issue.
 - c. One of the two Blue Jay Parkway lots has been cleared. The tree hanging over the road on Blue Jay Parkway will be removed in the near future.
 - d. At least five yards need extensive work, such as landscaping and replanting grass. Letters will be issued to these residents asking them to commence with and conclude the restorations this fall.
 - e. The Committee reminds residents of the mailbox beautification contest that begins this month. (Please review the participation rules in the September newsletter.)
 10. Landscaping – John Reeser
 - a. The front entrance trees will be replaced in cooler weather this fall, and a dead tree at the playground will be removed. Additionally, the dead trees on the right will be removed, as will one at the playground.
 - b. A bush at the rear gate was removed to avoid hindrance of the gate door.
 - c. Dilbeck reset the sign that was hit by a vehicle at the rear entrance.
 11. Special Events: Martha Culpepper and Sandy Thompson
 - a. Richard and Lillie Nash at 152 Circlestone Drive are the September Yard-of-the-Month winners.
 - b. The Fall Yard Sale was a success with 35 participants. \$175 was donated to New Heights Baptist Church for the use of its parking lot. Provident Ministries picked up remaining items.
 - c. The Fall Festival will be held Sunday, October 9, at the Windstone Pavilion. Several planned additions this year should enhance our residents' enjoyment, but volunteers are needed. If anyone wishes to help with set up, food service, games, and/or cleanup, please contact Sandy Thompson as soon as possible at 423-710-3091.

Vice-President Freeland adjourned the meeting at 9:15 p.m., following a motion to do so by Ellen Phillips and a second by Jim Whitmire. Agreement was unanimous. The next regularly-scheduled meeting is October 10, 2016, to be held at the Whisper Creek Clubhouse, at 7:00 p.m.

Respectfully submitted,

Ellen Phillips, Secretary

Lana Freeland, Vice President