

WRA Minutes
September 18, 2017

President Tim Haralson called the meeting to order at 7:02 p.m., at the Whisper Creek Club House. Directors present: Cheri Bout, Martha Culpepper, Lana Freeland, Debbie Gwaltney, Tim Haralson, Christian McDonald, Steve Patterson, Ellen Phillips, John Reeser, Rene Straub, and Jim Whitmire. Director absent: Jared Stehney and past president Greg Stewart. Guests: Charlie Bacigalupi and Julie Shull.

The August 14, 2017 Minutes were unanimously approved, following a motion and a second by John Reeser and Martha Culpepper, respectively.

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

1. Out of four residents at collections, two are paying monthly, one's bankruptcy has been dismissed and the WRA will be pursuing collections, and the Association is proceeding through Georgia law with processing collections against the fourth resident.
2. Gate deactivation continues to be successful with residents who are in arrears with their payments.
3. Answering a Director's question, Ms. Shull stated she files a lien after \$220 of fines accrue.

Ellen Phillips moved for approval of the Report and Lana Freeland seconded; all Directors voted in favor.

Correspondence: We received correspondence and calls related to the following: Lost dogs/cats; barrier arm hit at the rear gate; barrier arm loose; various comments 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. Payment to resident Callahan is settled after the WRA received estimates and selected the most suitable.
2. Previous problems with the rear gate operation appears resolved. Gate operation has been monitored since the WRA August Board meeting with no incidents or anomalies reported, including no further notice of the barrier arm unexpectedly coming down or the exit gate closing prematurely.
3. The street lamp at 1415 Dew Drop Crossing which continues to be out will cost \$5800 to repair. A study will commence about actually moving the street lamp, which process should be easier and less expensive than realigning the electricity wiring. An email vote among Directors will take place within the next two weeks.
4. The landscape irrigation issue at the corner of Woodway Drive and Windstone Drive has been resolved.
5. Dilbeck Landscaping has cleared scattered debris on WRA property on the south side of Windstone Drive; the two homeowners on the north side have cleared their debris, as well.
6. Irrigation issue at Lake Haven has been resolved. However, Wes Gilbert discovered another leak downstream, on the same line, in the pro shop area. We are waiting for a response from Mr. Gilbert as to what action he will take and when.

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New Business: (See Roads report)

Committee Reports:

1. Lakes: Cheri Bout announced the lake management company has tried to keep algae growth under control with the summer heat.
2. ARB - Jim Whitmire:
 - a. Exterior Design requests: Holden Farm Place repairing improperly-installed Hardie board and re-wrapping windows because of leaks; Dew Drop Crossing is adding a prefab gazebo over an existing patio; Lazy Circles Drive residence exterior paint and replacing water-damaged soffits and window trim; Also on Lazy Circles is a request for pool installation; approval of exterior colors on Fore Winds Drive; another home's driveway on Fore Winds must be repaired because of erosion; and a home on Loch Haven Cove has been approved to repair its cracked driveway with pavers.
 - b. Updates: Meadowstone Circle – new colors approved and project completed; Dew Drop Crossing – exterior painting is completed; Lonesome Dove Lane property - continues to be addressed by WRA's attorney; Holden Farm Place – completion of Hardie board installation; Blue Jay Parkway - fence installation is complete; another house on Holden Farm Place was delayed because of an offsite worker injury; and ARB has received no response to update a request from a homeowner on Oakhurst Drive.
3. Trash Service - Steve Patterson (no report)
4. RV Lot/Maintenance - Steve Patterson (no report)
5. Roads - Steve Patterson
 - a. ADI Pavement's bid was accepted for the upcoming budgeted road paving/repair from Wisley Way to Stonehurst Circle, which will include asphalt overlay, with the removal of existing speed bumps, and subsequent replacement of rubberized speed humps. On the pavement at the end of the cul-de-sac on Briarwood Drive, a drainage issue will be repaired and over paved. (Charlie Bacigalupi will notify the community prior to the procedure[s] beginning.)
 - b. Director Patterson is waiting to hear about ADI's estimate to install two 8-foot speed humps at the front gate residents' entrance.
 - c. The storm drain culverts on Lonesome Dove Drive must be replaced or repaired. ADI is preparing proposed options for a permanent fix.
6. C&R - Martha Culpepper, Lana Freeland, and Rene Straub
 - a. The unacceptable noise level of a resident who owns an in-home furniture refinishing business has abated.
 - b. A letter was sent to another resident operating a kitchen cabinet company out of his residential home to remind him this business is strictly against WRA Covenants and Restrictions.
 - c. Lawn maintenance at a vacant house on Windstone Drive was addressed.
 - d. 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 letter asking for a meeting with WRA Board members.
 - e. Mailbox lights continue to be monitored, as do yards and other concerns.
7. Golf Course - Tim Haralson (no report)
8. Sewer System - Tim Haralson

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- a. The gravity sewers in the Cattails and the Fairways were flushed out last week as part of their regular twice-yearly schedule.
 - b. In late September/early October, both gravity areas will be “smoke tested” by Roto-Rooter; this process enables Rainbro to search for illegal connections.
9. Security - Tim Haralson
- a. Two residents recently hit the front exit gate when going too fast and not allowing the gate to fully open. One slightly damaged the electronics, and the other caused a wheel to lock up; both incidents caused the gate to be inoperable for two days. Speeding in and out of the front resident entry and exit gates is still problematic.
 - b. A resident went to our guard and asked him to intervene in a resident-on-resident assault and, also, to call 911. On another occasion, a resident insisted the guard hold a table and chairs for a non-resident, and to collect the money for the transaction; the items were then left at the gate house. (Each resident was told neither of these requests/demands are part of the guards’ duties.) The WRA Board of Directors reminds all residents to call 911 themselves, if necessary, and that WindStone guards are not residents’ personal assistants. Homeowners are further reminded to contact the WRA office if any question arises as to the guards’ responsibilities and for our populace not to be a nuisance to the guards.
 - c. Tailgating behind residents, by non-residents, at the front entry continues to be an issue.
10. Landscaping – John Reeser
- a. The weeping willows in Lake Wisley will be removed soon and replaced this fall.
 - b. Directors Reeser and Haralson are attempting to meet with Tim and Wes Gilbert about mowing responsibilities in the Lake Wisley and Hurricane Creek areas.
11. Special Events – Debbie Gwaltney, Christian McDonald, and Jared Stehney
- a. The Fall Yard Sale was held Saturday, September 16, from 8:00 a.m. to 12:30 p.m., at the New Heights Baptist Church. Director Stehney monitored the activity and, with the \$5 donation per booth, was able to contribute \$150 to the church. Providence Ministries picked up unsold items.
 - b. The Fall Festival will be held Sunday, October 22, from 4:00 – 6:00 p.m. in the parking lot of the WindStone Golf Course. This year’s theme is football game “tailgating.” The October newsletter will include information for neighborhood volunteers, along with contact info for Director Gwaltney, who urges residents to volunteer for and participate in this special neighborhood event.
 - c. A meeting was held with Roy de Santos (Elite Property Management) to arrange the holiday lighting. Included in the budgeted arrangements are replacement of all remaining decorations with incandescent bulbs into LED equivalents and up-lights to enhance the tops of the large trees on the exit gate side to brighten that side of the gate house and roadway.
 - d. The Yard-of-the Month was awarded to David and Kathy Balas at 10 South Links Drive. They received a letter of recognition and a Lowe’s \$25 gift certificate. The Board agreed for residents to submit nominations for Yard-of-the-Month by the tenth of each month from April through December (to be posted in the newsletter).

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President Haralson adjourned the meeting at 9:10 p.m. The next regularly-scheduled meeting is set for 7:00 p.m., on Monday, October 9, 2017, at the Whisper Creek Club House.

Respectfully submitted,

Ellen Phillips, Secretary

Tim Haralson, President