

## **WRA Regular Meeting Minutes**

### **5/13/24**

Vice President, Loni Borkowski, called the meeting to order at 7:10 p.m. The meeting was held at the Whisper Creek Clubhouse. The Directors in attendance, Conor Latham, Mike Schillaci, Lynda Pace, Mike Adkins, Loni Borkowski, Rene Straub and Nate Ellwitz. Absent: Jerry Young. Also in attendance were Finance Manager, Lisa Crowder and Business Manager, LeAnn Granic.

Guests: 5

One resident expressed his concerns regarding the lack of island landscaping at neighborhood entrances throughout the community.

Vice President, Loni Borkowski, asked for a motion to approve the April 8, 2024, Board Minutes. Mike Adkins made a motion to approve and was seconded by Conor Latham. A vote was taken: Seven (7) members voted yes, and the motion passed.

Financial Report:

The Financial Report for April 2024 was provided to the Board by Finance Manager, Lisa Crowder. As of April 30, 2024, the HOA reported total assets of \$2,236,163 and a net income of \$34,766.51 (YTD -\$1714.60). A motion to approve the financials was made by Mike Adkins and seconded by Lynda Pace. Seven (7) members voted yes, and the motion passed.

Old Business:

Lack of Quorum/Board Member Appointments:

1. Marlene Varney. A motion was made to appoint Marlene Varney as a new board member by Mike Adkins and was seconded by Mike Schillaci. A vote was taken, and seven (7) members voted yes. The motion passed.
2. Landon Moser. A motion was made to appoint Landon Moser as a new board member by Mike Adkins and was seconded by Mike Schillaci. A vote was taken, and seven (7) members voted yes. The motion passed.

Nomination of Treasurer: Rene Straub nominated Conor Latham as the Board Treasurer and was seconded by Mike Adkins. Six (6) members voted yes and one (1) abstention, Conor Latham

Committee Assignments: Committee assignments were discussed but appointments were tabled until the June meeting to give the new Board members an opportunity to review the duties of each position before committing to an assigned duty.

Lake Wisley Repairs – Lynda Pace reported as follows:

1. Walking Bridge and rip rap (erosion): Lynda Pace met with Tom Kitsmiller regarding repairs to the walking bridge and the continued erosion in the area. She further reported that the banks near the river need to be built up with dirt and/or sod. A quote of \$6400 was obtained but she will secure an additional quote.
2. Fountain Light – Review quote: Don Swafford provided a quote to change the fountain lights and clean up the existing fixture in Lake Wisley at a cost of \$2460. He provided a second quote which would include new lights and a new cable at a cost of \$2930 and a third quote which provided all the above services and included a five (5) year warrant at a cost of \$10,000. Ms. Pace recommended option 1. A motion to accept Option 1 at a cost not to exceed \$2460.00 was made by Rene Straub and seconded by Mike Schillaci. Ten (10) members voted yes. The motion passed

Lake Haven – Lynda Pace

1. Lynda Pace met with a state inspector regarding the condition of the dam at Lake Haven. It was recommended that the HOA cover the metal drainage outlet, repair overflow, install mountain stone and build a small retaining wall. A quote of \$12,050 from Tom Kitzmiller was received. Additional quotes will be obtained.

New Business:

Tree Removal Request – Loni Borkowski reported that a resident requested that a large tree be removed from Windstone property at the Cattails. A quote was obtained from Cut Right Trees. To obtain a more favorable price, this tree will be

included with several other trees in the community, if needed following a closer inspection. The matter was tabled until the June meeting.

Cattails Drainage ditch (clean up): LeAnn Granic met with a local contractor regarding clean-up of the drainage ditch area near the visitors parking area in the Cattails. Some of the existing rip rap needs to be redistributed and the excess of branches, dead leaves, and other debris removed. Once the clean-up is completed, an assessment will be made to determine if additional rip rap is required. An estimated quote in the amount of \$200 for clean-up was provided. Nate Ellwitz made a motion to accept the quote for clean-up in an amount not to exceed \$350, Lynda Pace seconded. A vote was taken and ten (10) voted yes. The motion passed.

Review of new rental requests: Per the C&Rs, all new rental requests are submitted to the Board for review as part of the possible approval process. Discussion ensued regarding whether rentals should continue to be allowed in the community and, if yes, what exact criteria will be used to approve such requests. There was further discussion about whether to possibly eliminate rentals in Windstone altogether. However, such action would require a change to the Windstone's C&Rs and a majority vote by the residents. The particulars of all specific rental requests was addressed in the Executive Session. Following an in-depth review, the Board voted to approve one (1) of the three (3) rental requests submitted.

A motion to adjourn was made by Conor Latham and seconded by Mike Adkins. The meeting was adjourned at 9:20 p.m. The next meeting will be held at the Whisper Creek Clubhouse on June 10, 2024, at 7:00 p.m.

Committee Reports:

Business Manager's Report: LeAnn Granic, Windstone Business Manager reported that:

1. C&Rs: Continued working with C&R Chairperson to address multiple issues in the neighborhood, including notification follow-up letters and tracking sheet updates.

2. Gates, Cameras, and Guardhouse: (a) 55 new barcodes issued in the past 30 days. (b) Scheduled service visits for back gate issues. (c) Follow up with new signage in RV lot. (d) Restocked guardhouse supplies.
3. RV Lot: (a) leased 1 new space to resident. (b) Follow up for gravel delivery.
4. Streetlight repair (follow up on Blue Jay Parkway)
5. Communications: Monthly newsletter, website updates, and digital sign. (a) Sent neighborhood email alerts and responded to multiple resident VMs and emails, worked with attorney regarding legal questions (liens and rental restrictions).

ARB: Lynda Pace reported that the following applications were reviewed and approved by the ARB in April 2024:

1. Siding & misc. repairs to home (1)
2. Repainting (2)
3. Stain of existing fence (1)
4. Tree removal (1)

Stormwater: No activity

Trash: No activity

C&R's: Rene Straub reported the following C&R violations:

1. Unsightly condition (22)
2. Barking/aggressive Dogs (2)
3. Unauthorized rentals (2)

Lakes: Dye was added to Lake Wisley and fountains in both Wisley and Lake Haven were pulled out and cleaned by Don Swafford. Both fountains took a great deal of time to clean due to the amount of fishing lines entangled around the motors.

A meeting was held with a consultant regarding the needed repairs around both lakes. An inspector from the State of TN recommended that repairs to the Lake Haven dam need to be addressed soon. More information will be available at the May meeting.

Roads: No activity.

Community Planning: No activity

Special Events/Playground: No activity

Gates and Security: No activity.

Landscaping: No activity.

RV Lot: No activity.

Golf Course: No activity.

Sewer: No activity.

Trash: No activity.

Respectfully submitted,

Rene Straub, Secretary

Nate Ellwitz, President