



Whispering Pines Ranch Association
Board Meeting
June 19, 2024
10:00 am
Agenda

- I. Call to Order
- II. Owners Forum
- III. Review and Approve the Meeting Minutes from the October 7, 2023 and October 20, 2024 Board Meetings were approved via email.
- IV. Financial Report
 - A. Year to Date Financials
- V. Ratify Board Actions via Email
 - A. 07/10/2023 – Approval for 24 LC to rebuild his wall
 - B. 08/16/2023 – Approval to spend money for the BBQ
 - C. 08/16/2023 – Alan Kessler appointed to the ARC
 - D. 08/23/2023 – Approval to send annual meeting notice to owners
 - E. 08/28/2023 – Approval for 36 GP to re-roof
 - F. 09/20/2023 – Approval to order two new mailbox towers
 - G. 10/13/2023 – Approval to add radon mitigation at 25 GP
 - H. 10/17/2023 – Approval to add fence at 18 GP
 - I. 10/28/2023 – Approval of board meeting minutes from 10/07/2023 and 10/20/2023 meetings
 - J. 11/01/2023 – Approval to put Altitude Law on retainer
 - K. 11/06/2023 – Approval of fence request at 84 SP
 - L. 12/01/2023 – Approval of Property Management Agreement Renewal
 - M. 12/01/2023 – Approval to send paint color email to the owners of 80 MD
 - N. 03/02/2024 – Approval to continue with Farmers for insurance 2024-25
 - O. 03/02/2024 – Approval of 2023 Tax Returns with SRG to sign
 - P. 03/26/2024 – Approval of solar at 23 BC
 - Q. 03/26/2024 – Approval of fence at 36 GP
 - R. 03/31/2024 – Approval of Neils Lunceford to perform 2024 landscape maintenance and to pay them in full for the discount

- S. 04/06/2024 – Approval of greenhouse at 36 GP
- T. 05/09/2024 – Approval to add solar at 18 LC
- U. 05/22/2024 – Approval of fence at 45 CV
- V. 05/28/2024 – Approval of roof replacement at 23 MC
- W. 06/02/2024 – Approval for 36 GP to place hot tub with screen
- X. 06/03/2024 – Approval to install shielding fence at 130 TC to hide his
A/C

VI. Old Business

- A. Modular Home on Mule Deer
- B. Home on Mule Deer Regarding Paint
- C. Home on Raindance regarding Parking/Landscaping
- D. Deadfall

VII. New Business

- A. Block Party – September 7, 2024
- B. Legend Circle Sign
- C. Mailboxes
- D. Garage Sale Date
- E. 2024/25 Colorado Legislation Changes

VIII. Next Meeting Date

IX. Adjournment