

WHISPERING PINES RANCH

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

October 11, 2008

The regularly scheduled Annual Meeting of the Whispering Pines Ranch Homeowners' Association was held on Saturday, October 11, 2008, in the Keystone Center. The meeting was called to order at October 11, 2008, at 9:07 A.M.

ROLL CALL

Pursuant to the Bylaws, the representation of twenty percent (30 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
14 RT	George/Phyllis Raynor	12 RT	Eastgate Center Land Trust
14 SP	Shane/Kerri Rougemont	15 HC	Caleb/Karen Harsch
15 GP	Virginia Parks	15 RT	Kerri Marsh
15 SV	Jo Laird	16 HT	Alastaiar/Helga Stone
17 MC	Kenneth/Susan Schaedle	16 LC	Roger/Maria Markel
17 RT	Denise Harrison	19 RT	Robert/Linda Shannon-Hills
18 GP	Brimmer Construction	20 LC	David Pfeifer
23 BC	Elizabeth Novak	20 MD	Joseph/Ginger Wray
24 BC	Tim Morris	23 MC	Kevin/Teresa Neumaier
25 BC	George Brimmer	24 LC	Michael/Jennifer Hurley
25 GP	Greg Schrammeck	24 RT	Finbar Raindance, LLC
25 SP	Carole Peoples	25 LC	MG Whitmire
27 MC	Barry/Daria Chestnut	27 BC	Lynn/Charlotte Springer
28 LC	Scarlett Lewark	28 BC	Sara/William Austin
29 SV	Kevin/Amy Smits	30 HC	David Anderson
31 MC	Joseph Kimak	30 LC	H Gates Lloyd
34 SP	Willia/Cathey Sander	32 LC	H Gates Lloyd
40 MD	Karen Darst	35 MC	Gerald Jones
41 LC	Ted Sokolis	37 SV	Kent/Christen Petre
44 SV	Renee Apfelbeck	38 MC	Steven/Patricia Jones
45 SV	Philip Steiman	42 LC	Donald/Mary Pierson
50 LC	Jonathan Lerner	44 LC	Robert Foth
55 SP	Marcela Vos	45 HC	Kaycee/Craig Tolmie
58 SP	Jeff/Rene Kneller	67 HC	Kevin Winters
61 SV	Asimina Ginis	70 HC	J. Eric Goslau
64 HC	WPR Development	95 SP	Kirk Johnston
64 SP	Annette Stone	10 RD	Marcie Lavie
71 CV	Paul/Laura Kennedy		
11 Lots	WPR Development		

Present from Wildernest [WPM] were Audrey Taylor, HOA Liaison and Daniel Vlcek, Wildernest Off Mountain Director of Property Management.

Proof of notice of meeting was noted.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE OCTOBER 13, 2007 ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

Greg Schrammeck noted that there was great representation at the meeting. The focus of the HOA has shifted to the habitation of the Open Space Park and what would be developed, which would be discussed in the latter portion of the meeting.

All were reminded that as the development ages, in order to maintain the ambience of the community, attention must be given to products used to improve and refurbish dwellings and lots. All were reminded that staining, major landscaping and the additions of permanent structures must have architectural approval prior to installation. The contact for this approval is Walt Grande [970 468 9240].

REPORT OF DEVELOPER

Dave Hammer reported:

- Talks with the County on the road are showing results – meetings of the attorney and homeowners with the Commissioners have enabled the road repairs to be budgeted for next year.
- Asphaltting the final streets will be delayed to allow the majority of construction/vehicles to finish.
- The Developer audit is scheduled.
- Snow Peak is under the County bond for 1 more year.
- Twelve lots are Developer owned.
- County officials refer to WPR as “The subdivision others aspire to ...”.

All were reminded to be proactive with the County concerning road repair, as there seems to always be inadequate funding for County roads.

REPORT OF MANAGEMENT

Wilderness Property Management

WPM’s basic responsibilities are: accounting, meetings, administrative needs, property management [on call] and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County. [Diamond Vogel paint recognizes the VIP card.]

The Wilderness/Whispering Pines Ranch liaison is Audrey Taylor, 970 513 5617. Owners are encouraged to contact her with their questions or needs.

Wilderness’s size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 63 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- Trash is approximately 42% off local rack rates.
- All Wilderness-managed associations’ bank accounts are held separately and are given a preferred rate per account.

- Insurance premium rates are far superior to the competitors.

Wilderness has a carpet-cleaning department. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information. Other services that the owners can contract directly with WPM include:

- Housekeeping
- Snowplowing/Shoveling
- Hot Tub Maintenance
- Lawn Care
- Noxious Weed Eradication

Owners were reminded that their website posts the financials, the minutes, rules and other Association related items. Senate Bill 100 compliance is also handled through the website. The address is: wildernesshoa.com.

All Owners are urged to keep their contact information updated; most WPM communication will be emailed and posted on the website.

OPEN SPACE PARK

A presentation was given regarding the addition of a play set in the Open Space Park. Costs were estimated to \$26,000.

Concern was expressed regarding the impact on insurance with the addition. It was agreed that the Open Space Committee would provide to the membership a statement of impact from the insurance company.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO ALLOW THE OPEN SPACE COMMITTEE TO PROCEED WITH DEVELOPMENT OF THE PLAYGROUND AND FUND THE PLAY AREA [EQUIPMENT AND GROUND PREPARATION] IN THE AMOUNT NOT-TO-EXCEED THIRTY THOUSAND DOLLARS [\$30,000] PREDICATED UPON BOARD APPROVAL.

Dave Hammer, Developer, offered to prepare the ground area at no charge to the HOA as well as provide the pea gravel. Construction of the area is planned for May 2009.

The second arm of Open Space habitation is further development of berms, landscaping and a walking path. This facet is projected to be a multiyear endeavor. It is estimated that it will require three years just to rid the area of weeds.

Finally, on the drawing board is a pavilion. Community members have agreed to contribute to its construction. The pavilion is planned to be 20'x 30', three sided [wood] with a metal roof. Its cost is estimated at approximately \$20,000.

Dave Hammer offered to do the excavation at no charge to the Association.

It was noted that the ground work for the play area and pavilion needed to be concurrent so that one wouldn't destroy the other.

The sense of the membership was that all are interested in proceeding with the pavilion.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO CHARGE THE BOARD TO PROCEED WITH PLANS FOR THE

PAVILION AND HAVE A BOARD MEETING [WITH NOTICES TO THE COMMUNITY] TO VOTE ON FUNDING FOR THE SAME. THE COMMUNITY WILL BE ASKED FOR INPUT PRIOR TO SAID VOTE.

It was agreed that the focus is to keep the Open Space as simple as possible.

FINANCIAL CONSIDERATIONS

The August financials were reviewed. The Balance Sheet reflected that the Operation Account's balance was \$124,094.51 and the Reserve Account's balance was \$24,606.10. Operating income exceeded expenses by \$38,796.17 year-to-date while Reserve income exceeded expenses by \$3,684.89 in the same time period.

The 2009 budget was reviewed.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO RATIFY THE BUDGET AS AMENDED TO UPDATE THE ESTIMATED ACTUALS AND BUDGET \$5,000 IN OPERATING LANDSCAPING.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED WITH FOUR OPPOSED, IT WAS RESOLVED TO DEFINE THE RESERVE.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO MAKE A PERMANENT TRANSFER OF \$100,000 FROM THE OPERATING ACCOUNT TO THE RESERVE ACCOUNT.

ELECTION OF DIRECTORS

Walt Grande's and Linda Shannon-Hills' board terms terminated as of the Annual Meeting. Walt chose not to stand for re-election. Nominated for consideration were Linda Shannon-Hills, George Rainer and Kerri Rougemont. Written ballot vote was taken.

Kerri Rougemont and Linda Shannon-Hills were elected to the Board of Directors.

OTHER MATTERS

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THAT UPON ANY EVIDENCE OF VIABILITY OF NOXIOUS WEEDS UPON ANY LOT AS OF JULY 15 IN ANY YEAR, THE HOA MAY/WILL SPRAY THE LOT TO RID NOXIOUS WEEDS AND THE OWNER WILL BE INVOICED.

Suggested:

- Owners notify the ARC of intent to stain; bulk bids be sought.
- Replace the snow fence behind the upper mailboxes with a wooden one.

Required

- Seasonal lights must be extinguished by February 1; other decorations must be removed on said date.
- Garage doors must be approved [not steel].
- House stains are to be semi-transparent.

ADJOURNMENT

The meeting adjourned at 12:10 PM.

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
OCTOBER 11, 2008**

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Greg Schrammeck
Secretary	Alastair Stone
Treasurer	Dave Hammer
At Large	Linda Shannon-Hills, Open Space Committee Chair
At Large	Kerri Rougemont

The following meetings were scheduled:

January 21, 2009	8:00 AM WCC
April 21, 2009	6:00 PM Pavilion Approval
July 21, 2009	8:00 AM Walk-Through/Pavilion Launch
August 18, 2009	8:00 AM WCC
October 17, 2009	9:00 AM Annual

