

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
February 5, 2025**

I. CALL TO ORDER

The meeting was called to order at 2:00 pm

Board members in attendance via Zoom representing a quorum were:

Bryan "Web" Webinger
Jim Johns
Bob Peterson
Jonathan Lerner

Representing Summit Resort Group were Kevin Lovett and Deb Borel.

II. OWNER FORUM

Notice was posted to the website. No Owners, other than board members, were present. TJ Paulus from Rocky Top Landscaping was present to discuss his 2025 landscaping bid. This was discussed during Owner Forum but recorded in the minutes under New Business.

III. REVIEW AND APPROVE MINUTES FROM PREVIOUS BOARD MEETINGS

The Board meeting minutes from the October 2, 2024 board meetings were reviewed. Bob made a motion to approve the minutes as presented. Jim seconded, and the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

December 31, 2024 Fiscal Year-End Close Financials

December 2024 close Balance Sheet reports:

- \$111,547.58 Operating
- \$ 54,039.77 Reserves
- \$ 29,282.61 Alpine Compliance

December 2024 close P & L vs. budget reports that WPR closed the month \$6,287.81 over budget in Operating expenses. This overage is due legal expenses for 80 Mule Deer and 101 Mule Deer.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

V. RATIFY BOARD ACTIONS VIA EMAIL

Jim made a motion to approve the following actions via email that have taken place since the last meeting:

- A. 09/24/2024 – Approval for a home in the neighborhood to change to completely electric.
- B. 10/17/2024 – Approval to send Post Annual Meeting Mailer to owners with one change to the minutes

Bob seconded, and the motion carried.

VI. OLD BUSINESS

- A. 101 Mule Deer Update – This home is in foreclosure
- B. 80 Mule Deer Update – the white color has been muted slightly

VII. NEW BUSINESS

- A. Shuttle – Jonathan knows someone that runs a daily shuttle to and from Keystone in another subdivision and asked if the board were interested in the HOA paying for this service in WPR. Jonathan will check on a price for this and let the board know.
- B. Trash Rebilling – SRG has requested that trash be rebilled annually with dues instead of every 6 months. Jim made a motion to approve this request beginning with 2025 trash billing. Bob seconded, and the motion carried.
- C. Landscaping 2025 – TJ Paulus presented his bid to the board with a “not to exceed” cost for each line item. If costs are higher than the “not to exceed” price, a proposal will be sent to the board for approval. Jim made a motion to hire Rocky Top to provide landscaping services for the 2025 landscaping season. Bob seconded, and the motion carried. In the spring when the snow melts, a walk around the neighborhood with TJ will take place. An email will be sent to the board when the date is set so they may also attend. TJ will be asked to provide a formal contract with the costs for board signature.
- D. Neighborhood Signs – Federal law requires breakaway street signs, When the stop sign at WPR Road and Forest Glen is replaced, it will be replaced with the mandatory sign. Deb will ask Road and Bridge if the HOA can remove the signs on WPR at that intersection.
- E. Block Party – Web will talk with Mary and a date will be announced via email.
- F. Garage Sale Date – The 2025 dates for the neighborhood garage sale are Friday, August 22, Saturday, August 23 and Sunday, August 24. An ad will be placed in the Summit Daily News. An email will be sent to owners with these dates.
- G. The HOA has received an accusation that an owner is renting their home on a short-term basis, which is not permitted in the neighborhood. After investigation, it was determined that the rentals at this home are at least 30 days, which falls within the HOA guidelines for rentals. No action will be taken.

- H. The HOA has purchased 2 additional mailbox towers. One of the extra ones has been installed at the upper park area and the other one will be installed on WPR Road entrance, replacing the failing tower on the right side.

VIII. NEXT MEETING DATE

The next Board meeting will be held on Thursday, June 5, 2025 at 2:00 pm via Zoom.

IX. ADJOURNMENT

With no further business, at 4:50 pm, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature