

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 15, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 1:03 pm

Board members in attendance via Zoom representing a quorum were:

Bryan "Web" Webinger  
Jim Johns  
Bob Peterson  
Mary Weilert

Representing Summit Resort Group was Deb Borel.

**II. OWNER FORUM**

Notice was posted to the website. No owners, other than board members, were present.

**III. REVIEW AND APPROVE MINUTES FROM OCTOBER 1, 2022 BOARD MEETINGS**

The Board meeting minutes from the October 1, 2022 were reviewed. Jim made a motion to approve the minutes as presented. Web seconded, and the motion carried.

**IV. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

December 31, 2022 Fiscal Year-End Report

December 2022 close Balance Sheet reports:

- \$115,063.76 Operating
- \$ 51,836.48 Reserves
- \$ 31,529.23 Alpine Compliance

December 2022 close P & L budget reports that WPR closed the fiscal year \$104.43 under budget in Operating expenses.

Operating Surplus Transfer – There was no operating surplus in 2022.

January 31, 2023 Close Financials

January 2023 close Balance Sheet reports:

- \$152,898.25 Operating
- \$ 51,856.29 Reserves
- \$ 31,512.05 Alpine Compliance

January 2023 close P & L vs. budget reports that WPR closed the month \$96.84 under budget in Operating expenses.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

**V. RATIFY BOARD ACTIONS VIA EMAIL**

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

- A. 10/07/2022 – approval for new roof at 10 Legend Circle
- B. 11/15/2022 – approval for solar at 22 Brushwood Court

Bob seconded, and the motion carried.

**VI. OLD BUSINESS**

- A. ARC update – The Board reviewed the proposed revisions to the ARC Guidelines. This will be tabled and will be voted via email. Deadline for the board to return changes is April 14, 2023.

**VII. NEW BUSINESS**

- A. Open Space – The board reviewed the preliminary open space survey and questions for the board. Web will follow up with answers to Sarah's questions.
- B. Insurance – The board reviewed the insurance proposal from Kinser. Bob made a motion to approve the proposal as presented. Web seconded, and the motion carried.
- C. Tax Returns 2022 – The board has approved the 2022 taxes and has asked SRG to sign on their behalf.
- D. Landscaping – The board reviewed the landscaping bid from Neils Lunceford. Bob made a motion to pay the invoice in full to receive the discounted rate for the season. Mary seconded, and the motion carried.
- E. 23 BW Court HOA Sprinkler items on property – Deb reported to the board that there is some HOA infrastructure on the property of 23 Brushwood Court. No utility easement exists. The East Dillon Water District meter has been placed in the pit on the property. If they can read it this summer, it will be left in the pit. If it cannot be read, the meter will need to be moved to HOA property outside the fence. Deb will keep the board posted.
- F. 101 Mule Deer Court Discussion and Decision – Jonathan has driven by this property and believes that it does not look as bad as the neighbors are stating. He wanted to remind the board that these owners will be our neighbors at some point and feels that this will be mitigated when they can. The board agreed. The board is working with the owner of 101 Mule

Deer and hope to see it finished soon. The owners will be asked to focus on the exterior.

- G. Web mentioned that WPR owners may want to plan a block party for this summer. Porta potties would be rented and there would be live music. The board will meet in person to discuss the details.
- H. Neighborhood garage sale will start up again. This will be planned for the summer.
- I. Pay as you Throw – the board will send letters to the three county commissioners asking for an exemption from this program.

**VIII. NEXT MEETING DATE**

The next Board meeting will be held in June via Zoom. Deb will poll the board in May to set the date.

**IX. ADJOURNMENT**

With no further business, at 1:50 pm, a motion was made and seconded to adjourn.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member Signature