

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
April 2, 2026**

I. CALL TO ORDER

The meeting was called to order at 1:00 pm

Board members in attendance via Zoom representing a quorum were:

Bryan "Web" Webinger
Bob Peterson
Jonathan Lerner
Mary Weilert

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. Notice was posted on the website.

III. REVIEW AND APPROVE MINUTES FROM PREVIOUS BOARD MEETINGS

The Board reviewed the minutes from the October 1, 2025 meeting. Bob made a motion to approve the minutes as presented. Mary seconded the motion, and it carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

December 31, 2025 Fiscal Year-End Close Financials

December 2025 close Balance Sheet reports:

- \$ 97,506.45 Operating
- \$ 51,207.96 Reserves
- \$ 14,410.04 Alpine Compliance

December 2025 close P & L vs. budget reports that WPR closed the fiscal year \$676.50 under budget in Operating expenses.

February 28, 2026 Close Financials

February 2026 close Balance Sheet reports:

- \$188,941.05 Operating
- \$ 51,326.78 Reserves
- \$ 14,032.92 Alpine Compliance

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. 10/09/2025 – Approval to send Post Annual Meeting Mailer to Owners
- B. 10/27/2025 – Approval of 28 Brushwood Court Paving Request
- C. 02/25/2026 – Approval of 2025 Tax Returns
- D. 03/14/2026 – Approval of 2026-2027 Insurance Renewal
- E. 03/14/2026 - Approval of Weed Spraying

Jonathan seconded, and the motion carried.

VI. OLD BUSINESS

There was no Old Business to discuss

VII. NEW BUSINESS

- A. Landscaping 2026 – The Board reviewed a bid from Rocky Top Landscaping. Jim made a motion to approve the bid as presented. Mary seconded the motion, and it carried. Web, Mary, and TJ will walk the common areas.
- B. Policy Update – The WPR Inspection of Records Policy is outdated and no longer compliant with Colorado law. The cost for Altitude Law to update the policy is \$260. Bob made a motion to approve updating the policy as needed. Web seconded, and the motion carried.
- C. Trash Tote Size – As a follow-up to the annual meeting, some owners have expressed interest in smaller trash totes. The Board reviewed an email from Timberline included in the meeting packet. Owners may exchange for a smaller tote; however, the cost will remain the same. The fee to switch totes is \$25 unless the exchange is completed at the Timberline office in Silverthorne. Owners will be directed to contact Amy at Timberline to make individual arrangements.
- D. Water Restrictions – Backflows will not be installed this year. Due to the lack of irrigation, the landscaping contract cost will also decrease. Additional water may be purchased through the Snake River Water District. Washing of vehicles and homes remains permitted. Fines will be assessed for violations of the hand-watering-only rule. Deb will laminate flyers and post them on the mailboxes.
- E. Block Party – Scheduled for August 22, 2026.
- F. Garage Sale Date – The 2026 neighborhood garage sale will take place on Friday, June 5; Saturday, June 6; and Sunday, June 7. An advertisement will be placed in the Summit Daily News, and an email will be sent to owners with the details.
- G. Legend Circle – The temporary stop sign remains in place. Deb will contact Leo to replace the post and install a yield sign.

- H. Spring Reminder – SRG will send an email to owners with the following topics.
 - i. Fire Education Meetings
 - ii. Water Restrictions
 - iii. Christmas lights
 - iv. Trash cans
 - v. Block Party
 - vi. Garage Sale
 - vii. Painting approval
- I. 80 Mule Deer – VRBO listing for short term rentals
- J. Playground set has been repaired
- K. Road Condition – Web continues to work with the county regarding the road condition.
- L. Jerry will update ARC Guidelines to match Soda Creek restrictions for number of trees.

VIII. NEXT MEETING DATE

The next Board meeting will be held on Thursday, July 16, 2026 at 11:00 am via Zoom.

IX. ADJOURNMENT

With no further business, at 1:55 pm, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature