

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
June 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
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 PREVIOUS BOARD MEETINGS

The Board meeting minutes from the February 5, 2025 board meeting were reviewed. Bob made a motion to approve the minutes as presented. Jonathan seconded, and the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

April 30, 2025 Close Financials

December 2024 close Balance Sheet reports:

- \$178,828.31 Operating
- \$ 54,345.05 Reserves
- \$ 31,667.53 Alpine Compliance

April 2025 close P & L vs. budget reports that WPR closed the month \$24,096.36 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. 02/21/2025 – Approval of 2024 tax returns

- B. 03/07/2025 – Approval for insurance renewal as proposed
 - C. 04/16/2025 – Approval of weed spraying bid
 - D. 04/29/2025 – Approval of roof replacement at 16 LC
 - E. 05/07/2025 – Approval of staining at 70 HC
 - F. 05/14/2025 – Approval to rebuild wall at 24 BC
 - G. 05/06/2025 – Approval of staining at 15 LC
- Bob seconded, and the motion carried.

VI. OLD BUSINESS

- A. 101 Mule Deer Update – This home has sold, and ARC approval has been granted. Home is currently under construction.
- B. 80 Mule Deer Update – the owners currently have several judgements on their home. We have added all attorney fees and ARC fees to their statement for payment to the HOA. They are in stage three of collections. Jonathan made a motion to place a lien on this property. Mary seconded, and the motion carried. The house cannot be sold until it is painted approved colors.

VII. NEW BUSINESS

- A. Block Party – The party is scheduled for Sunday, August 3, 2025 at 4:00. Mary will send out postcards. Deb will send Mary the owner list. Mary will also send the invitation via Evite. Chairs and equipment will be the same as last year. Web will check on price and possibly get a smaller tent.
- B. Shuttle Service in WPR – Bob will reach out to the Summit Stage to ask if they can provide shuttle service in WPR.
- C. Stop Sign at WPR Road and Forest Glen – per the county, these stop signs have been removed.
- D. Trash/Recycle Bid – the board discussed three options for trash/recycle renewal with Timberline Disposal. Jim made a motion to keep the 96-gallon trash and recycle containers at a cost of \$32.20/month per owner. Jonathan seconded, and the motion carried. An email will be sent to owners letting them know about the increase. They will also be reminded not to put their totes out before trash pickup day, and of billing timing.
- E. Architectural Review
 - i. Guideline Update Recommendations – the board reviewed the recommended ARC Guidelines changes. All changes were approved except for the language regarding lighting. Architect Jerry Westhoff will send the final version of guidelines to place on the website.
 - ii. Jerry Westhoff has asked for a raise in ARC Guideline updating fee from \$80 to \$100/hour. The board approved this request.
- F. Rocky Top will be asked to lay road base on the path along WPR Road at cost of time and materials.
- G. Fence repairs will be completed based on time and materials.
- H. Lower mailbox tower #5 will be replaced tomorrow morning, adding 4 additional boxes to the cluster.

VIII. NEXT MEETING DATE

The next Board meeting will be held on Wednesday, October 1, 2025 at 5:00 pm via Zoom. The annual meeting will follow.

IX. ADJOURNMENT

With no further business, at 3:34 pm, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature