

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
June 19, 2024**

I. CALL TO ORDER

The meeting was called to order at 10:08 am

Board members in attendance via Zoom representing a quorum were:

Bryan "Web" Webinger
Jim Johns
Bob Peterson
Mary Weilert
Jonathan Lerner

Representing Summit Resort Group was Deb Borel.

II. OWNER FORUM

Notice was posted to the website. Homeowner, Ryan Siegrist, 104 Telluride, was present. He stated that the pigeons have returned and are living in 101 Mule Deer. He recommended a feed that can be placed out that the pigeons would eat, and it stops the rebirth. Ryan was thanked for his time.

III. REVIEW AND APPROVE MINUTES FROM PREVIOUS BOARD MEETINGS

The Board meeting minutes from October 7, 2023 and October 20, 2023 were reviewed. Bob 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:

April 30, 2024 Close Financials

April 2024 close Balance Sheet reports:

- \$153,877.23 Operating
- \$ 53,144.17 Reserves
- \$ 30,272.69 Alpine Compliance

April 2024 close P & L vs. budget reports that WPR closed the month \$1,327.73 over budget in Operating expenses. This overage is due to landscaping overages, legal charges and trash re-billing cycle.

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. 07/10/2023 – Approval for 24 LC to rebuild his wall
 - B. 08/16/2023 – Approval to spend money for the BBQ
 - C. 08/16/2023 – Alan Kessler appointed to the ARC
 - D. 08/23/2023 – Approval to send annual meeting notice to owners
 - E. 08/28/2023 – Approval for 36 GP to re-roof
 - F. 09/20/2023 – Approval to order two new mailbox towers
 - G. 10/13/2023 – Approval to add radon mitigation at 25 GP
 - H. 10/17/2023 – Approval to add fence at 18 GP
 - I. 10/28/2023 – Approval of board meeting minutes from 10/07/2023 and 10/20/2023 meetings
 - J. 11/01/2023 – Approval to put Altitude Law on retainer
 - K. 11/06/2023 – Approval of fence request at 84 SP
 - L. 12/01/2023 – Approval of Property Management Agreement Renewal
 - M. 12/01/2023 – Approval to send paint color email to the owners of 80 MD
 - N. 03/02/2024 – Approval to continue with Farmers for insurance 2024-25
 - O. 03/02/2024 – Approval of 2023 Tax Returns with SRG to sign
 - P. 03/26/2024 – Approval of solar at 23 BC
 - Q. 03/26/2024 – Approval of fence at 36 GP
 - R. 03/31/2024 – Approval of Neils Lunceford to perform 2024 landscape maintenance and to pay them in full for the discount
 - S. 04/06/2024 – Approval of greenhouse at 36 GP
 - T. 05/09/2024 – Approval to add solar at 18 LC
 - U. 05/22/2024 – Approval of fence at 45 CV
 - V. 05/28/2024 – Approval of roof replacement at 23 MC
 - W. 06/02/2024 – Approval for 36 GP to place hot tub with screen
 - X. 06/03/2024 – Approval to install shielding fence at 130 TC to hide his A/C
- Bob seconded, and the motion carried.

VI. OLD BUSINESS

- A. Modular Home on Mule Deer – Bob reported that the owner of 101 Mule Deer is tearing out concrete this week. Bob also reported that the owner has hired a General Contractor to fix the house, finish it, and sell it. The immediate issues are:
 - i. Fix the construction fence
 - ii. Clean up the exterior of the property
 - iii. Remove compactor – the owner promised to remove the compactor last fall, but it is still in place where it has been for several years
 - iv. Pigeon discussion – Pigeons need to be removed from the property
 - v. Valid Permit – The board discussed whether the owner has a valid permit or if it is expired
 - vi. If work commences, the HOA will confirm with the county that a valid permit is in place
 - vii. Landscaping needs to be done

viii. By September 2024, the board would like to see all exterior items addressed.

An attorney will be asked to send a letter to the owner asking him to complete the above items. The deadline for completing the items will be determined by the attorney. Architect, Jerry Westhoff, will be asked to provide a timeline if the attorney needs it.

- B. Home on Mule Deer Regarding Paint – The owners have submitted an application and have agreed on acceptable colors. This work should be complete by the end of July.
- C. Home on Raindance regarding Parking/Landscape – Mary, Jonathan and Web have spoken with the owner, and he has stated that his construction is for landscaping improvements, and not parking. Deb will ask Jerry to send the owner an email to tell him that he must restore neighbor's property to its original condition. A photo of the condition of the neighbor's property will be included with the email. The neighbor will be asked if the board or SRG can enter his property to take photos.
- D. Deadfall – Web and Jonathan discussed taking an ATV into some of the common area to remove some dead trees. Hannah will be asked if the wildfire team plans to provide removal service as training. Mary completed fire mitigation in the common area behind her house.

VII. NEW BUSINESS

- A. Block Party – September 7, 2024
 - i. Some of the unused budget funds from the block party may be shifted to cover 2024 legal costs.
 - ii. Band – the board will ask around the neighborhood to see if anyone knows a band that could play.
 - iii. Deb will send an email to owners to solicit more involvement to help with facilitating. Interested owners should reach out to Web or Mary by July 1, 2024. Owners will also be reminded to save the date.
Needs involve:
 - 1. Set up
 - 2. Tear Down
 - 3. Execution of event
 - 4. Recommendation on entertainment
 - iv. Mary will send an Evite to owners, along with a printed postcard.
- B. Legend Circle Sign is on order
- C. Mailboxes – There is a need for more mailboxes in the neighborhood. Jim made a motion to replace one upper and one lower 12 box tower with 16 box towers. John seconded, and the motion carried.
- D. Garage Sale Date – The date for the neighborhood garage sale is Friday, August 23, Saturday, August 24 and Sunday, August 25. An ad will be placed in the Summit Daily News.
- E. Deb will follow up with the owner of 63 Telluride and request a staining application.

F. Upcoming Legislation Requirements 2024/25

- i. Housing Use Restrictions – HOA’s or Municipal Entities may no longer enforce occupancy restrictions that are not based on health and/or safety. This goes into effect on July 1, 2024.
- ii. Collection Policy – the policy has changed and all HOA’s must have an attorney update it. The cost is \$235.
- iii. Operation of a Home-Based Business – The HOA cannot prohibit a business from being conducted in the home.
- iv. Non-Functional Turf – If grass dies or is removed, it must be replaced with artificial turf.
- v. Corporate Transparency (Act Federal Act) – Before December 31, 2024, all board members must be registered with FCEN (Financial Crimes Enforcement Network). Hefty fines will be assessed as well as prison time for non-compliance. A Bylaw amendment is necessary to require registration within 30 days of being elected to the board or the new member will automatically be dismissed. There is talk of mandatory board education beginning in 2026, but nothing has passed.

VIII. NEXT MEETING DATE

The next Board meeting will be held October 2, 2024 at 5:00 pm via Zoom.

IX. ADJOURNMENT

With no further business, at 11:32 pm, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature