

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 6, 2023**

I. CALL TO ORDER

The meeting was called to order at 4:02pm

Board members in attendance via Zoom representing a quorum were:

Bryan "Web" Webinger
Jim Johns
Bob Peterson
Jonathan Lerner

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 MARCH 15, 2023 BOARD MEETINGS

The Board meeting minutes from the March 15, 2023 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, 2023 Close Financials

April 2023 close Balance Sheet reports:

- \$141,869.57 Operating
- \$ 51,913.21 Reserves
- \$ 28,545.50 Alpine Compliance

April 2023 close P & L vs. budget reports that WPR closed the month \$4,889.80 over budget in Operating expenses. This is due to landscaping overages 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

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

- A. 03/19/2023 – Approval of draft survey to owners regarding open space

- B. 03/24/2023 – Approval for landscaping at 45 SV
 - C. 04/19/2023 – Approval for window replacement and staining at 16 MC
 - D. 04/21/2023 – Approval for landscaping at 25 SP
 - E. 05/01/2023 – Approval for color change at 16 MC
 - F. 05/08/2023 – Approval to stain with color change at 37 SV
 - G. 05/15/2023 – Approval of updated ARC Guidelines
 - H. 05/18/2023 – Approval for staining at 20 MC
 - I. 06/08/2023 – Approval for fence install at 23 BC
 - J. 06/14/2023 – Approval for staining at 21 CV
 - K. 06/22/2023 – Approval for stain at 33 GP
 - L. 06/22/2023 – Approval for stain at 71 MD
 - M. 06/23/2023 – Approval for solar at 36 LC
- Bob seconded, and the motion carried.

VI. OLD BUSINESS

- A. Block Party – Web is organizing a block party for the owners at Whispering Pines Ranch. The HOA will pay for the food (burgers, hot dogs, chips, etc.) and owners will be asked to bring their own drinks. A porta potty will be available. Bob stated that he may be able to supply plastic ware and other items. He will work with Web on the details. The date is September 9 from 1-5. When the details are confirmed, an email will be sent to the owners.
- B. 101 Mule Deer – the board met with the owner of 101 Mule Deer Court. The birds have been removed. SRG will reach out to the owner and ask that the compactor be moved, and dumpster removed. Also, the pallets are still not moved, and the wood has not been re-stacked. Bob will take photos of the area and send them to Deb so she can reach out to the owner for an update.

VII. NEW BUSINESS

- A. Weeds – This will be discussed at the annual meeting. Deb called Neils Lunceford during the meeting and they would spray them on a time and materials basis. Their per-hour cost is \$105. Neils Lunceford stated that the dandelions were worse this year than in past years because of the rain.
- B. Slash / Deadfall / Grant – the board reviewed an email from an owner on Canyon View Court regarding deadfall behind her home in the common area. The board will look and a decision will be made via email. Grants may be available to the HOA but depending on length of time between receiving a grant, the HOA may not qualify. The last grant that was received by the HOA was in 2015.
- C. Mailboxes – The board discussed adding additional boxes to the subdivision. There is currently a moratorium stating that boxes cannot be added. Deb will check with the post master to see if this moratorium is still in place. Once lifted, a location for additional boxes will be determined.

VIII. NEXT MEETING DATE

The next Board meeting will be held on Saturday, October 7, 2023 at 9:00 am via Zoom. The annual meeting will follow. A short board meeting will follow the annual meeting to elect officers. The first meeting in 2024 will be held in person at the SRG office in Dillon. Annual meetings will continue to be held via Zoom.

IX. ADJOURNMENT

With no further business, at 4:46 pm, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature