

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
July 16, 2026**

I. CALL TO ORDER

The meeting was called to order at 11:04 am

Board members in attendance via Zoom representing a quorum were:

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

Representing Summit Resort Group was 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 April 2, 2026 board meeting. Bob made a motion to approve the minutes as presented. Jim seconded the motion, and it carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

May 31, 2026 Close Financials

May 2026 close Balance Sheet reports:

- \$170,620.46 Operating
- \$ 51,454.85 Reserves
- \$ 11,065.14 Alpine Compliance

The Board discussed the major areas of variance.

The Board approved the financials as presented.

V. RATIFY BOARD ACTIONS VIA EMAIL

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

- A. 04/11/2026 – Approval of Records Inspection Policy
- B. 04/20/2026 – Approval of Roof Replacement 52 LC
- C. 05/11/2026 – Approval of Roof Replacement 15 LC
- D. 05/19/2026 – Approval of 2026 ARC Guideline Revisions
- E. 06/08/2026 – Approval of Roof Replacement 233 TC

Bob seconded, and the motion carried.

VI. OLD BUSINESS

- A. Block Party Plan (Fourth Annual)

- i. August 22, 2026
- ii. 4:00 pm to 7:00 pm
- iii. Tents and Events will provide:
 - 1. Grill with propane
 - 2. 2 tent 8-9 tables
 - 3. 80 chairs
- iv. Menu
 - 1. HOA will provide burgers, hot dogs and buns
 - 2. Owners will be asked to bring sides to share and what they want to drink
- v. Deb will ask Kevin if Marly's Band would like to play at the block party.
- vi. Mary will send flyer
- vii. An updated email list will be sent to the board
- B. Landscape Walk Around – Web will get with TJ and complete this soon.
- C. Stop Sign on LC – The county said the stop sign must remain on Legend Circle.
- D. 80 MD Update – The attorney is working with the owners of 80 Mule Deer to set up a payment plan. The owner is no longer advertising for short-term rentals.

VII. NEW BUSINESS

- A. Policy on Home Businesses
 - i. There is nothing prohibiting this in the HOA unless it becomes a nuisance
 - ii. Customer parking must be in the driveway
 - iii. No disruption to neighbors
 - iv. State and County requirements for home-based business must be adhered to
- B. 2026 Annual Meeting Notice Review and Approval – The board reviewed and approved the annual meeting notice (including the budget) to send to owners on September 7.
- C. The owners of 38 Montane Court replaced their roof without approval. He will be asked to submit a request for the files.
- D. Water Restrictions – there is no move to change the restrictions of water usage. Water aquafer is still shrinking.

VIII. NEXT MEETING DATE

The next Board meeting will be held on Wednesday, October 7, 2026 at 5:00 pm via Zoom. A short meeting may follow the annual meeting to elect officers.

IX. ADJOURNMENT

With no further business, at 11:51 am, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____

Board Member Signature