

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 1, 2022**

I. CALL TO ORDER

The meeting was called to order at 9:04 am

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 MARCH 2, 2022 BOARD MEETING

The Board meeting minutes from the March 2, 2022 board meeting were reviewed. Jonathan made a motion to approve the minutes as presented. Mary seconded, and the motion carried.

IV. RATIFY BOARD ACTIONS VIA EMAIL

Jim made a motion to approve the following action via email that was made since the last meeting:

- A. 02/23/2022 – Approval for staining at 21 Mule Deer Court
- B. 03/17/2022 – Insurance renewal approved
- C. 03/28/2022 – Approval of roof at 16 Montane Court
- D. 04/25/2022 – Approval for Neils Lunceford to complete landscape maintenance for 2022
- E. 05/09/2022 – Wilcox roof replacement approved
- F. 05/30/2022 – Fence request approved at 50 Habitat
- G. 05/30/2022 – Thomas window replacement request approved
- H. 06/02/2022 – Painting request approved at 51 Mule Deer Court
- I. 06/07/2022 -Approval for fence at 233 Telluride
- J. 06/14/2022 – Roof request approved for 20 Legend Circle
- K. 06/22/2022 – Approval of roof at 26 Brushwood Court
- L. 06/27/2022 – Approval for roof replacement t 42 Legend Circle
- M. 06/30/2022 – Approval for staining at 75 Snow Peak
- N. 07/13/2022 – approval of staining at 44 Sage View Court

- O. 07/13/2022 – Approval of 130 Telluride Fence
 - P. 07/20/2022 – Annual meeting notice approved to send to owners
 - Q. 08/07/2022 – New roof at 19 Brushwood Court approved
 - R. 08/04/2022 – Fence request at 55 Canyon View Court approved
 - S. 08/07/2022 – Policies approved for final draft
 - T. 08/11/2022 – Approval of fence request for Ben Kelly
 - U. 08/15/2022 – Approval of staining request of 55 Canyon View Court
 - V. 08/29/2022 – Approval of fence request at 237 Telluride
 - W. 09/10/2022 – Approval of staining request at 15 Habitat Court
 - X. 09/12/2022 – Approval for new roof at 22 Brushwood Court
 - Y. 09/15/2022 – Approval of revegetation in common area by 19 BW Ct.
- Bob seconded, and the motion carried.

V. OLD BUSINESS

- A. ARC update – Bob provided a brief update of homes that were under construction in the neighborhood. The modular building is going into binding arbitration. When it is finally finished, it will fit into the neighborhood well.

VI. NEW BUSINESS

- A. Policies Approval and Signatures – Jonathan made a motion to approve the revised policies as presented. Mary seconded, and the motion carried.
- B. Annual Meeting Packet Review – The board reviewed the annual meeting packet and presentation.
- C. Deb will reach out to Neils Lunceford regarding a railing along WPR Road that needs to be replaced.
- D. Landscape Committee – The landscape committee was formed to provide recommendations to the board for neighborhood improvements. All requests will be reviewed by the board and the decision of the board will be passed along to the committee.

VII. NEXT MEETING DATE

The next Board meeting will be held following the annual meeting to elect officers.

VIII. ADJOURNMENT

With no further business, Bob made a motion to adjourn at 9:49 am. Mary seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature