

**WHISPERING PINES RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
October 1, 2025**

I. CALL TO ORDER

The meeting was called to order at 6:55 p.m. via videoconference.

II. INTRODUCTIONS/ROLL CALL

Board members present were:

Bryan Webinger, President, 10LC

Jonathan Lerner, Vice President, 50LC

Jim Johns, Secretary, 28BC

Bob Peterson, Director, 50T

Mary Weilert, Director, 42LC

Owner Tim Morris (24BC) was a guest at the meeting.

Representing Summit Resort Group (SRG) was Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

III. APPOINTMENT OF OFFICERS

The Board retained the same Officers.

IV. NEW BUSINESS

A. 224 Brushwood Court Project Application

Since there was not unanimous Board approval of the application, it will be sent to the ARC for review. The application includes a \$500 review fee and \$500 compliance deposit. The Board agreed a \$500 fee was high for such a small project. Bryan Webinger noted that the Board denied a previous owner request for an outdoor sauna.

Action Item: Deb Borel will speak to the architect about a lower fee for this project.

B. Conflict of Interest Policy

All Board members previously signed the Conflict of Interest Policy.

C. Landscaping & Weed Control

Bryan Webinger will walk the property with the landscaper and weed contractor in the spring after the snow melts.

D. Pet Nuisance Issues

Deb Borel will speak to the owners of two properties picking up after their dogs and barking disturbances.

V. ADJOURNMENT

The meeting was adjourned at 7:12 p.m.

Approved By: _____

Date: _____

Board Member Signature