

**WHISPERING PINES RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
October 7, 2023**

I. CALL TO ORDER

The meeting was called to order at 9:07 a.m. via videoconference.

Board members present were:

Bryan Webinger (Web), President, 10LC	Jonathan Lerner, Vice President, 50LC
Jim Johns, Secretary, 28BC	Bob Peterson, Director, 50T
Mary Weilert, Director, 46LC	

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. OWNERS FORUM

There were no owners on the call.

III. REVIEW & APPROVE PREVIOUS MEETING MINUTES

Motion: Jim Johns moved to approve the July 6, 2023 Board Meeting minutes as presented. Bob Peterson seconded, and the motion carried.

IV. RATIFY BOARD ACTIONS VIA EMAIL

1. 7/10/23 – Approval to rebuild a wall at 24 Legend Circle.
2. 8/16/23 – Approval to spend money for neighborhood barbecue.
3. 8/16/23 – Alan Kessler appointed to the ARC.
4. 8/23/23 - Approval to send Annual Meeting notice to owners.
5. 8/28/23 – Approval to re-roof 36 Grays Peak.
6. 9/20/23 – Approval to order two towers of mailboxes.

Motion: Bob Peterson moved to ratify the Board actions via email. Mary Weilert seconded, and the motion carried.

V. OLD BUSINESS

A. 80 Mule Deer Stain Court

Deb Borel has tried to contact the owner by email and phone for six weeks. She sent a certified letter last week but has not heard back. The owner re-stained without the proper approvals and there have been three neighbor complaints about the color scheme. Further discussion was tabled until a response is received from the owner.

B. 15 Raindance Trail

The owners filled out and submitted the incorrect paperwork yesterday. Jerry Westhoff, ARC Chair, has responded with what is needed for approval. Jonathan Lerner said they clarified in an email that their intention was to add bushes and landscaping and not

additional parking. The application is in process with the ARC and Deb Borel will keep the Board updated.

C. 60 Mule Deer Screen

The owner requested approval but did not stain the screen to match the house. The natural wood color is, however, on the palette of approved colors and the board approved it.

D. Deadfall

Summit Fire and EMS toured the common areas yesterday. There are 10 – 13 dead trees. There is a fire pit near the open space on Habitat, which should not be used. Web said the Fire Department might be willing to cut the trees as part of their training. The Association would be responsible for removing the wood or could approach the Boy Scouts. Matching grants are available for fire mitigation but there would still be a significant expense for hiring an arborist to cut down the trees.

E. Barbecue

Web said the barbecue was a great success. Timberline has not yet sent the final invoice. The cost was around \$1,700 including the porta potties, which may be slightly discounted. There were about 150 attendees.

VI. NEW BUSINESS

A. Annual Meeting Presentation

The Annual Meeting packet was reviewed. There are three candidates for two open Board seats so the election will be conducted by mail in secret ballot after the meeting.

VII. NEXT MEETING DATE

The next Annual Meeting will be held on Wednesday, October 2, 2024 at 6:00 p.m. The Owner Picnic will be held on September 7, 2024. The next board meeting will be held in early 2024. Date and time will be determined via email in January.

VIII. ADJOURNMENT

Motion: Bob Peterson moved to adjourn at 9:48 a.m. Mary Weilert seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature