WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
October 7, 2026

I. CALL TO ORDER

The meeting was called to order at 5:06 pm

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 PREVIOUS BOARD MEETINGS

The Board meeting minutes from the July 16, 2026 board meeting were reviewed. Bob made a motion to approve the minutes as presented. Jonathan seconded, and the motion carried.

IV. RATIFY BOARD ACTIONS VIA EMAIL

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

A. 08/03/2026 – Approval of tree removal at 24 LC
B. 08/12/2026 – Approval of driveway replacement at 21 CV
C. 08/25/2026
    i. Approval of new roof at 20 MD
    ii. Approval of new windows at 14 BC

Bob seconded, and the motion carried.

V. OLD BUSINESS

There was no old business to discuss.

VI. NEW BUSINESS

A. Sprinter Vans – The board discussed the definitions of different types of sprinter vans. They agreed that no commercial vehicles are allowed to be parked outside of the garage. There are currently several that have been parking in the neighborhood that are not permitted.
    i. Garbage Gurus

ii. Ben Franklin

The board will discuss enforcement at the next meeting. SRG advised the board that legal counsel should be consulted before making a decision on sprinter vans. The topic will be discussed at the annual meeting following this board meeting.

B. Xeriscape – tabled until a later meeting
C. Mailboxes – one of the upper mailbox towers was repaired and Web tightened the screws in the lower cluster. Web will try to meet the mail carrier at the upper cluster and tighten those screws as well.
D. 2025 Annual Meeting Packet Review and Presentation – the board reviewed the annual meeting packet and discussed presentation.

PROVIDED THE BOARD MEMBERS REMAIN THE SAME:

VII. ELECTION OF DIRECTORS

A. Jonathan made a motion that the officers remain the same. Bob seconded, and the motion carried.

VIII. CONFLICT OF INTEREST POLICY ACKNOWLEDGEMENT

A. The board reviewed the Conflict of Interest Policy. All members except Web have signed the acknowledgement. Web will sign and return to Deb at SRG.

IX. NEXT MEETING DATE

If the board members change, the next Board meeting will be held on Wednesday, October 7, 2026 following the annual to elect officers via Zoom. If not, SRG will poll the Board in February for a March board meeting.

X. ADJOURNMENT

With no further business, at 5:50 pm, a motion was made and seconded to adjourn.

Approved By: _____ Date: _____
Board Member Signature