

**WHISPERING PINES RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
October 20, 2023**

I. CALL TO ORDER

The meeting was called to order at 12:00 p.m. via videoconference.

Board members present were:

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

Representing Summit Resort Group was Deb Borel. Attorney Maris Davies was present.

II. EXECUTIVE SESSION

The Board convened Executive Session at 12:01 p.m. to discuss a legal matter, and reconvened Regular Session at 12:33 p.m.

Action Item: Deb will send an initial certified letter and email to owners in violation of paint colors and process, following the Enforcement Policy. This letter will be sent to Maris for review. Included in the letter will be the application for re-staining the home. Fines will be assessed in accordance with the policy. If not paid, the Collection Policy will be implemented.

Action Item: The board will place the updating of the Rules and Regulations on the agenda for the next board meeting.

III. OTHER ITEMS

- A. A large garbage bin will be placed at the Trailhead at Forest Glen for dog waste.
- B. Workman's Comp Policy – Bryan Webinger, Ben Kelley, Jonathan Lerner, Mary Weilert, Bob Peterson and Jim Johns are named insured on the policy.
- C. Tree removal in common area will be completed in the spring.

IV. NEXT MEETING DATE

The next board meeting will be held in early 2024. Date and time will be determined via email in January.

V. ADJOURNMENT

Motion: A motion was made and seconded to adjourn at 1:15 p.m.

Approved By: _____ Date: _____
Board Member Signature