

# WHISPERING PINES RANCH

## HOMEOWNERS' ASSOCIATION

### ANNUAL MEETING

October 13, 2007

The regularly scheduled Annual Meeting of the Whispering Pines Ranch Homeowners' Association was held on Saturday, October 15, 2007, in the Wilderndest Commercial Center. The meeting was called to order at 10:05 A.M.

#### ROLL CALL

Pursuant to the Bylaws, the representation of twenty percent (30 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

<u>UNIT#</u>	<u>OWNERS PRESENT</u>	<u>UNIT#</u>	<u>OWNERS REPRESENTED BY PROXY</u>
10 LC	Jim Windholz	10 RT	Scott/Marcia Lavie
12 LC	Michelle/Neil Eckstein	17 RT	Paul/Denise Harrison
14 RT	George Raynor	19 RT	Robert/Linda Shannon-Hills
14 SP	Shane/Kerri Rougemont	20 BC	Lance/Kari Hillis
16 HT	Alastair/Helga Stone	20 MD	Jean Galka
18 BC	Ed/Lynne Ladwig	22 SV	Charles Fisher
20 MC	Walt Grande	26 BC	James/Debra Curcio
21 LC	Loth/Fisher	35 GP	Mark Greksa
25 BC	George Brimmer	35 MD	Gerald Jones
25 GP	Schrammeck/Meyer	38 SV	Robert/Salome Vesco
28 LC	Jeffrey/Scarlett Lewark	40 GP	Mark/Leah Greska
31 MC	Joseph Kimak	42 LC	Mary Pierson
33 GP	Britt Dimmitt	44 LC	Robert Foth
34 SP	William/Cathey Sander	51 LC	Mtn. Habitat
41 LC	Ted Sokolis	51 MD	Jean Galka
44 SV	Renee Apfelbeck	60 MD	Jean Galka
53 HC	Britt Dimmitt	67 HC	Kevin Winters
55 SP	Marcela Vos	70 HC	Johnathan Gooslau
61 SV	Mina Ginis	100 MD	David/Michele Knight
64 HC	WPR Development	103 MD	Rudder/Durek
68 CV	Larry Halpern		
102 MD	WPR Development		

Present from Wilderndest [WPM] was Audrey Taylor, HOA Liaison. Proof of notice of meeting was noted.

#### APPROVAL OF MINUTES

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE OCTOBER 26, 2006, ANNUAL MEETING WERE APPROVED AS WRITTEN.**

## REPORT OF DEVELOPER

Dave Hammer, Developer, announced that as of the Annual Meeting, he is voluntarily relinquishing control of the HOA. Per statute, upon the sale of two more lots, the membership would automatically assume said control. Due to the requirement for the entire Board of Directors to be re-determined at the time of hand-over, he opted to convey at the Annual Meeting in order to facilitate a smoother transition.

The following items were noted:

- The Open Space will be seeded, covered;
- The trail system, as required by the County, is in place;
- Telluride [street] will be paved in 2 years [end of development];
- Road maintenance negotiations are on-going with the County;
- Lot prices have increased; housing prices are running from \$350/sq ft for smaller homes to \$235/sq ft for larger ones.

There are 148 lots currently platted in Whispering Pines Ranch of which 146 are sold and 123 have houses or have houses under construction. In total, there are 165 lots.

## REPORT OF THE BOARD

The Board reported the following:

- WPR continues to be a financially secure subdivision;
- The HOA's job is to take care of the development and ensure that owners do the same;
- The ARC Board's job is to ensure adherence to the covenants;
- The current ownership ratio is 25% second home owners/ 75% permanent residents;
- **Short term rentals are not allowed; there is a 30 day minimum;**
- The Open Space Park gives a broader range for expenditures as well as owner input.

### Operational

- Heavy emphasis is being placed on establishment of trees;
- If a water line break is noted, please notify a member of the Board;
- The second phase of mailboxes was installed; if interested in a mailbox in either phase, please contact Wildernest, 970 468 6291 ext 226. The cost is \$25/year/non-prorated/due January 1 of each year;
- Summit Daily boxes will be installed at the 2<sup>nd</sup> mailbox location;
- Daily lot/Builder clean-up is mandatory; Owners are encouraged to help monitor;
- Eventually, Open Space access will only be between streets. Pedestrian gaps are being added to the split rail fence;
- Fallen trees are being removed as spotted;
- Appreciation was given to Helga Stone for her landscaping work at the entry;
- The second phase of the Open Space Park needs an Owner Committee; all are encouraged to serve;
- **All are reminded that staining [paint is not allowed] with a change of color requires ARC color/material approval prior to the work being completed.**

### Financial

The August financials were reviewed. The Balance Sheet reflected that the Operating Account's balance was \$100,217.71 and the Reserve Account's balance was \$36,051.78. It was noted that the Operating expense of \$8,560 for tree replacement and Reserve expense of \$12,540 for trees in the Open Space Park were not reflected in the balances as they were a September expense.

The 2008 Board – approved budget was reviewed; no dues increase was projected. It was noted that the trash income/expense again would be reconciled. [This account is in flux until build-out.]

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,  
IT WAS RESOLVED TO RATIFY THE 2008 BUDGET.**

**Dues are \$300/year – due January 1, 2008; mailbox fees are \$25/year/non-prorated, due January 1, 2008. Trash service is required; the cost is \$12 per month, paid semiannually - due January 1 and June 1.**

**REPORT OF MANAGEMENT**

**Wilderness Property Management**

WPM's basic responsibilities are: accounting, meetings, administrative needs, property management [on call] and negotiating.

VIP cards are available to owners – they qualify the holder for various discounts around the County. [Diamond Vogel paint recognizes the VIP card.]

The Wilderness/Whispering Pines Ranch liaison is Audrey Taylor, 468 6291 ext 217. Owners are encouraged to contact her with their questions or needs.

Wilderness's size accounts for its strong negotiating position on behalf of the Wilderness-managed associations. Currently, WPM manages 63 homeowner associations and approximately 3,500 units, and continues to net substantial savings. For example:

- Trash is approximately 42% off local rack rates.
- All Wilderness-managed associations' bank accounts are held separately and are given a preferred rate on each account.
- Insurance premium rates are far superior to the competitors.

Wilderness has a carpet-cleaning department; fall discounts are being offered. All are encouraged to call 970 468 6291 ext 250 to schedule a carpet clean or for more information.

The owners were reminded that their website posts the financials, the minutes, rules and other Association related items. Senate Bill 100 compliance is also handled through the website. The address is:  
**[www.wildernesshoa.com](http://www.wildernesshoa.com).**

**ELECTION OF DIRECTORS**

All places on the Board of Directors were to be filled. The current Board of Directors announced that they were willing to stand for re-election. Nominations were solicited from the floor.

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY,  
IT WAS RESOLVED TO ELECT THE CURRENT BOARD OF DIRECTORS: DAVE  
HAMMER, WALT GRANDE, ALASTAIR STONE, BRITT DIMMITT AND GREG  
SCHRAMMECK.**

**OTHER MATTERS**

Question was asked if there are plans for rocking the ditches . It was noted that the ditches are the responsibility of the County. The culvert is the Owner's responsibility to maintain; the County will intervene if the stoppage causes seeping onto the neighbor's property. It was suggested that in the future, the HOA may want to give consideration to assuming maintenance responsibility for the ditches and roads if there is support for a higher level of maintenance than is provided by the County.

Owners were advised to call Animal Control for problems with dogs on the loose or excessive barking. The HOA provides and maintains Mutt Mitt dispensers to aid dog owners in keeping the grounds dog waste free.

Appreciation was expressed to the Keystone Center for use of the Conference Area.

The 2008 Annual Meeting was scheduled for October 11, 2008.

## **ADJOURNMENT**

The meeting adjourned at 11:30 A.M.

People volunteering for the Open Space Committee, Phase II were:

Kerri Rougemont	262 2211	kerrikarcz@aol.com
Nicki Loth	468 1675	rheanl@hotmail.com
Helga Stone	513 9034	alastairstone@comcast.net
Phyllis Raynor	262 9020	phyllisraynor@comcast.net
Ted Sokolis	468 2726	tedsokolis@msn.com
Renee Apfelbeck	442 3557 [303]	renee@summitcounty4sale.com
Scarlett Lewark	468 2729	slewark@hgc.com

## **WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING October 13, 2007**

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Greg Schrammeck	3 yrs	2010	[Term Expiration]
Vice President	Dave Hammer	2 yrs	2009	
Vice President	Britt Dimmitt	2 yrs	2009	
Secretary	Alastair Stone	3 yrs	2010	
Treasurer	Walt Grande	1 yr	2008	

The following Board meetings were scheduled:

February 13, 2008	10:00 AM	Board Meeting	WPM
May 17, 2008	9:00 AM	Walk-Through	On-site
August 13, 2008	10:00 AM	Board/Budget	WPM
October 1, 2008	10:00 AM	Board/Ann Prep	WPM

# ACTION LIST

## Whispering Pines Ranch Annual Meeting

October 13, 2007

ITEM	PERSON RESPONSIBLE	STATUS
Develop a Noxious Weed list with these people requesting spraying their lots when WPM sprays the Common Area: Bill Sander 34 Snow Peak 513 0313 Shane Rougemont 14 Snow Peak 262 2211 Jeff Lewark 28 Legend CR 468 2729	P/M Daniel/Sarah/Zach	
See minutes for officers and meeting dates	Jessica	
Note financials	Jill	