

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 19, 2019**

I. CALL TO ORDER

The meeting was called to order by Jonathan Lerner at 9:03 a.m. in the Keystone Fire Station.

Board members present were:

Jonathan Lerner, 50LC

Dave Hammer, 102MD

Jim Johns, 28BC

Owners present were:

Paul Snyder, 36LC

Renee Apfelbeck, 44SC

Mollie McCarthy, 67HC

Jim Swoll, 45HC

Larry Moskowitz, 29GP

Sally Kaiser, 19RT

Steven Wilcox, 31MC

Owen Hillerriver, 38LC

Leslie Herrman, 60MD

Sarah Moore, 40MD

Judy Ostenaa, 25GP

Linda Boyd, 85CV

Mikel Hagedorn, 37SV

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Heidi Clark of Summit Management Resources was recording secretary.

II. DETERMINATION OF QUORUM

With 26 properties represented in person and 39 by proxy, a quorum was confirmed.

III. APPROVE PREVIOUS MEETING MINUTES

Motion: Paul Snyder moved to approve the minutes of the October 20, 2018 Annual Meeting as presented. Owen Hillerriver seconded, and the motion carried.

IV. PRESIDENT'S REPORT

Jonathan Lerner reported the following:

1. Rules and Regulations – Owners were asked if they had any questions from the previous year's President's Report.
2. Pets – According to the County's leash law in effect in the neighborhood, dogs must be leashed or be under voice control within 10 feet.

V. FINANCIAL REPORT

A. Year-to-Date as of September 30, 2019

Deb Borel reported that as of September 30, 2019, the Association balances were \$93,156 in Operating, \$30,739 in Reserves, \$2,313 in the Alpine Bank ARC Retainer account and \$17,520 in the Alpine Bank ARC Compliance account.

The Profit & Loss Statement reflected a \$13,206 negative variance to budget at the end of September due to timing of the billing for trash services and labor costs for repairing downed signs. Several owners shared that the County plow driver hit the signs. Deb

Borel asked that any owners inform her as soon as possible if they witness a sign being hit. The downed sign on Legend Circle was vandalized, either by a beaver or a hatchet.

B. 2020 Budget

The 2020 Budget as written included no overall change to dues. Trash collection increased 5%, but the income from owners will also be increased as trash is rebilled in December and June.

Motion: Sarah Moore moved to approve the 2020 Budget as presented. Jim Swoll seconded, and the motion carried.

VI. LANDSCAPING COMMITTEE REPORT

None of the Committee members were present. Sarah Moore volunteered to be on the committee. Deb Borel will pass her contact information to the committee chair.

VII. OWNER EDUCATION

Deb Borel provided information in the meeting packet regarding the importance of Reserves to fulfill the owner education requirement.

VIII. DEVELOPER'S REPORT

Dave Hammer agreed with Deb Borel regarding the importance of reserves, and mentioned items that would require reserve expenditures.

There is a parcel of property adjacent to the neighborhood that would be a potential area for storing RV's/trailers. Dave Hammer suggested that the topic be discussed at the next board of directors meeting. Dave volunteered to provide a plan to the board for the board to review.

Dave Hammer shared that real estate demand is good, but controlling costs has been a challenge as he cannot control increasing builder pricing due to high demand. He still owns 11 lot, and all are available for sale. Telluride Court has been rebuilt and is on a two year probationary period for snowplowing.

IX. OLD BUSINESS

Leslie Herrman was familiar with some of the Committee's progress and shared that they had several discussions about the neighborhood park trail, but the costs associated with improvement were very high. The Committee will meet this winter and a survey will be sent to owners for feedback.

Building a neighborhood skate park was discussed, but one owner stated that after talking to the insurance company, there were some concerns with liability if non-neighborhood skate boarders used the park.

X. NEW BUSINESS

A. RV/Trailer Storage

Jonathan Lerner gave an update on the RV/trailer storage proposal. The feedback was 60/40 for/against, with 130 owners responding. Many of the email responses were

negative, with some miscommunication around the word “proposal”. Some owners felt there was a vested interest and the Board was pushing their own agenda. Jonathan clarified that the Board has never acted in that manner, nor would they ever, and reiterated it was a proposal for the owners to decide upon.

Currently, there is not any allowance for a trailer or RV to be parked in a driveway longer than 72 hours. The proposal was to get input from owners regarding if and how to allow for longer term parking. Sarah Moore suggested asking owners in a survey if they would like to rent a garage stall to another owner to store an RV/Boat, etc., if they were not using their garage. This will be added to a survey that will be sent to owners.

Jonathan Lerner shared that the reason the proposal was presented was because so many owners are breaking the rules with boats, trailers and utility vehicles parked in driveways, along with RV’s parked longer than 72 hours. The Board felt the discussion should be brought forward to come up with solutions. Deb Borel reminded owners there can be flexibility if they know in advance that an RV will be parked longer than allowed.

Deb Borel will send out a survey to owners to get clear feedback and share the findings with the Board. Mikel Hagedorn offered to help set up a Survey Monkey for owner feedback.

C. Slide Damage

There is damage on the slide in the park from kids throwing rocks down it. SRG will have the slide repaired.

D. Waste Station

An owner requested additional trash cans for dog waste at the park entrances. SRG will order additional trash cans for those locations.

C. Holes by Bus Stop

An owner stated that students have created a hole where they stand while waiting for the bus and shared her concerns that a car could possibly get stuck.

D. Whispering Pines Entrance

An owner asked about making improvements to the entrance sign, including adding more solar lighting. Deb Borel recommended that the Landscaping Committee take up this matter.

E. Easement Trail Signs

An owner asked about marking some of the paths, in particular the easements in each cul de sac to deter walking on private property. It was suggested to budget for annual trail upkeep or for a neighborhood volunteer group to do the upkeep.

F. Summit Stage Stop

An owner asked about the possibility of having a Summit Stage bus stop added to the neighborhood for transportation to the ski area. In the past, there was a stop but it was

discontinued because of street deterioration. The street has since been repaved so it could now accommodate a bus. Mikel Hagedorn will call the Summit Stage to see if that would be a possibility.

G. Reminders

An owner requested an email be sent to homeowners reminding them about the quarterly meetings.

XI. ELECTION OF DIRECTORS

The term of Bob Peterson expired. Bob Peterson was willing to run again if there was no interest from other owners. The floor was opened for nominations and there were none.

Bob Peterson was re-elected to the Board by acclamation.

XII. SET NEXT MEETING DATE

The next Annual Meeting will be held at 10:00 a.m. on October 3, 2020.

XIII. ADJOURNMENT

Paul Snyder made a motion to adjourn at 10:11 am. Jonathan Lerner seconded, and the motion carried.

Approved By: _____ Date: _____
Board Member Signature