

**WHISPERING PINES RANCH ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 3, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 10:03 a.m. via Zoom.

**II. INTRODUCTIONS/ROLL CALL**

Board members present were:

Jonathan Lerner, Vice President, 50LC  
Jim Johns, Secretary, 28BC  
Bob Peterson, Director, 50RT  
Mary Weilert, Director, 46LC

Owners present were:

Timothy & Sally Morris, 24BC  
Judy Osenaa, 25GP  
Mollie McCarthy, 67HC  
Daria Chestnut, 27MC  
Sarah Moore, 40MD  
Natalie St. Denis, 20RT  
Marcela Vos, 55SP  
Adele Morano, 84SP  
Ryan Siegrist, 104T

Linda Boyd, 85 CV  
Larry Moskowitz, 29GP  
A & K Kessler, 52LC  
Carol Northcut & Steve Wilcox, 31MC  
Phyllis & George Raynor, 14RT  
Susan Cone, 25SP  
Kenneth & Catherine Steele, 75SP  
Anne & Marc Waage, 52SV

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**III. PROOF OF NOTICE/QUORUM**

Notice of the meeting was sent September 3, 2020. With 21 properties represented in person and 29 proxies received a quorum was confirmed.

**IV. APPROVE MINUTES OF LAST ANNUAL MEETING**

**Motion:** Sarah Moore moved to approve the minutes of the October 19, 2019 Annual Meeting as presented. Jonathan Lerner seconded, and the motion carried.

**V. PRESIDENT'S REPORT**

Jonathan Lerner reviewed the report from Bryan Webinger (Board President):

1. Street Repair – Almost every street has multiple cracks and some that are almost 5” wide. Bryan Webinger contacted the Director of Summit County Road & Bridge to discuss his concerns. The County should be crack filling the roads in late October.
2. Recreation Committee – It was determined that paving the paths in the park would be extremely expensive. The paths will most likely be replaced with a compacted road base material. There has been some interest in placing signs at the community open space and trail areas. Bryan Webinger plans to send a survey to get input regarding owners priorities.

3. Contractors & Construction – The Association does not maintain a list of preferred or endorsed contractors. The website/app Nextdoor is a good resource for recommendations and posting reviews for contractors.

## **VI. FINANCIAL REPORT**

### **A. Year-to-Date as of August 31, 2020**

Deb Borel reported that as of August 31, 2020, the Association balances were \$106,286 in Operating, \$30,777 in Reserves, \$1,927 in the Alpine Bank Retainer account and \$26,159 in the Alpine Bank Compliance account.

The Profit & Loss Statement reflected a \$7,219 positive variance to budget at the end of September.

### **B. 2021 Budget**

The 2021 Budget as drafted included no overall change to dues. Areas of change within the budget included:

1. Trash Removal - \$1,920 increase. This increase is offset by the income received from billing the owners for this service.
2. Insurance - \$153 increase based on past actuals and a potential 6% premium increase.
3. Miscellaneous - \$153 decrease to offset the Insurance increase.

**Motion:** Jonathan Lerner moved to approve the 2021 Budget as presented. Mary Weilert seconded, and the motion carried.

## **VII. LANDSCAPE COMMITTEE REPORT**

There was no Landscape Committee report.

## **VIII. OWNER EDUCATION**

A document explaining owner responsibilities in an Association was included in the meeting packet to fulfill the Owner Education requirement.

## **IX. DEVELOPER'S REPORT**

Dave Hammer was not present to provide a report. Deb Borel said there are four lots remaining for sale, down from 12 last year.

## **X. OLD BUSINESS**

There was no Old Business.

## **XI. NEW BUSINESS**

### **A. Trash**

Owners are reminded not to put their trash cans out the night before pickup as there have been several incidents involving bears. Trash cans must be stored in an area that is not visible. Deb Borel will include these reminders in the post-meeting mailer.

**B. Owner Survey**

Deb Borel can create the owner survey referenced in the President's Report if the committees provide information. Susan Cone volunteered to assist.

**C. Trails**

It was noted that there has been a significant increase in trail usage by non-residents. Someone has mapped and posted them online. There have been shortcut trails created, which is technically illegal. There was a suggestion to add more signage regarding hikers having the right of way and that e-bikes are not permitted on the trails.

**XII. ELECTION OF DIRECTORS**

The terms of Jonathan Lerner and Mary Weilert expired. Both were willing to run again. There were no other nominations from the floor.

Sarah Moore nominated the two incumbents and they were elected by acclamation.

**XIII. SET NEXT MEETING DATE**

The next Annual Meeting will be held October 2, 2021 at 10:00 a.m via Zoom. Several owners expressed their support for holding future meetings by Zoom.

**XIV. ADJOURNMENT**

**Motion:** Susan Moore moved to adjourn at 10:30 a.m. Jonathan Lerner seconded, and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature