

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 2, 2021**

I. CALL TO ORDER

The meeting was called to order at 10:02 a.m. via Zoom.

II. INTRODUCTIONS/ROLL CALL

Board members present were:

Bryan Webinger, President, 10LC
Jim Johns, Secretary, 28BC

Jonathan Lerner, Vice President, 50LC
Bob Peterson, Director, 50T

Owners present were:

James McQueery, 22BC
Martha Jay, 44CV
Lisa Citron, 86CV
Christine Swoll, 45HC
Sarah Moore, 40MD
Natalie St. Denis, 20RT
Donna Stein, 97SP
Sue Peterson, 50T

Sally Morris, 24BC
Linda Boyd, 85 CV
Larry Moskowitz, 29GP
Dan & Patti Burnett, 47LC
Steven & Leslie Herrman, 60MD
Marcela Vos, 55SP
Anne & Marc Waage, 52SV
Ryan & Katherine Siegrist, 104T

Representing Summit Resort Group was Deb Borel. Erika Krainz of Summit Management Resources was recording secretary.

III. PROOF OF NOTICE/QUORUM

Notice of the meeting was sent September 2, 2021. With 15 properties represented in person and 35 proxies received a quorum was confirmed.

IV. APPROVE MINUTES OF THE 2020 ANNUAL MEETING

Motion: Marcela Vos moved to approve the minutes of the October 3, 2020 Annual Meeting as presented. Donna Stein seconded and the motion carried.

V. PRESIDENT'S REPORT

Bryan Webinger reviewed the following items:

1. Roads – Efforts continue to get the Town to address the road condition. The crack sealing was started last year but the vendor used an incorrect product and the work was stopped. It is now underway again and is almost completed. Several areas of asphalt need to be replaced but temperatures have not been conducive.
2. Doggie Bag Stations – There have been problems with the disposal of used doggie bags. Deb Borel was able to negotiate a \$9 pick-up from the cans by Timberline Disposal. The Board is considering construction of some type of screen for the can. SRG staff restocks the bags on a weekly basis and will check the dispenser more often going forward. Owners were encouraged to contact SRG if the dispenser is empty.
3. Trash Removal – Waste Management planned to triple the fee to \$324/semi-annually/home. Deb Borel obtained a bid from Timberline that was within budget with an annual increase of no more than 5% for the next three years. New receptacles were

delivered to all owners. Pick up is on Thursdays. Owners were reminded not to put their trash out until Thursday morning because there are bears in the neighborhood. Owners who are interested in a bear-proof container for their home can rent one from Timberline. Owners who would like a clip for their existing trash receptacle to deter raccoon access should email Deb Borel.

4. Fire – The Ptarmigan Fire is now about 20% contained. The cause is still under investigation. Lake Dillon Fire and Rescue is now Summit Fire and EMS and covers the east and north ends of the County. There will be a mill levy resolution on the ballot requesting a four mill increase. If it passes, it will fund ambulance service and cost increases. The 1A measure is not being included for an extension and will sunset in 2022.

VI. FINANCIAL REPORT

A. Year-to-Date as of August 31, 2021

Deb Borel reported that as of August 31, 2021, the Association balances were \$118,289 in Operating, \$43,424 in Reserves and \$34,006 in the Alpine Bank Compliance account (for construction deposits).

The Profit & Loss Statement reflected a \$437 positive variance to budget at the end of August. This positive variance will increase at year-end when owners are billed for trash service.

B. 2022 Budget

The 2022 Budget as drafted included no overall change to dues. There were some adjustments within individual line items. There were small increases to Landscape Maintenance and Supplies and Materials and decreases to Insurance and Postage and Copies. Deb Borel noted that dues notices and trash invoices will be emailed to owners starting next year.

Motion: Jonathan Lerner moved to approve the 2022 Budget as presented. Sarah Moore seconded and the motion carried.

VII. LANDSCAPE COMMITTEE REPORT

Bryan Webinger said the contractor estimate was about \$100,000 to tear out and replace the path around the park. He spoke to a seal coating vendor and their estimate for applying emulsified asphalt was \$2,000. The Board will be following up with this vendor to apply the product on a small portion of the path as a test. If it holds up well, it will be applied to the entire path. Paving with asphalt or concrete is probably not an option. If the emulsified asphalt is not effective, the path will be removed and replaced with compacted road base. A survey will be sent to all owners to determine landscape priorities. A new trail is being considered from the three-way stop sign to connect the exiting trail to the park. Sarah Moore volunteered to chair the Landscape Committee.

VIII. OWNER EDUCATION

Deb Borel provided information regarding the powers of the Board and the ownership.

IX. DEVELOPER'S REPORT

Dave Hammer was not present to provide a report. There is one home on Telluride Court that is very close to completion and seven under construction. The developer has one lot remaining.

X. OLD BUSINESS

There was no Old Business.

XI. NEW BUSINESS

Owner comments addressed the following:

1. Window Replacement – Owners who replace their windows must obtain a permit from the County and need approval from the Board and possibly the Architectural Committee.
2. Weed Spraying - By the time they are sprayed or cut, many of the noxious weeds have already gone to seed and they are spreading into the natural areas. There was a request to be more proactive earlier in the season. Deb Borel noted that the spraying has only been for noxious weeds. She has asked Neils Lunceford for a bid for spraying the broad leaf weeds (including dandelions) earlier in the season. Some owners were concerned about the noxious chemicals and requested that the vendor be asked to be careful with the spray. It was noted that bees like dandelions.
3. Mailboxes – There was a comment that all the mailboxes are being used and a request for an additional cluster. Deb Borel said she confirmed with the mail carrier that there are 12 vacant boxes. She will have them rekeyed by a locksmith once she can find someone who can take on the work. There is adequate space under the shelter to add another cluster on one end.
4. Garage Sales – The Board will discuss organizing a community garage sale in the spring. There was a suggestion to hold one in the spring and one in the fall.
5. Holiday Lights – There was a suggestion to limit the time of year when holiday lights are permitted. This topic will be added to the next Board agenda.
6. Exterior Lights – Summit County has a “dark sky” initiative but it was not in effect when homes were first built in Whispering Pines. The initiative does not address when lights can be on.

XII. ELECTION OF DIRECTORS

The terms of Jim Johns and Bryan Webinger expired. Both were willing to run again. There were no other nominations from the floor.

Motion: Jonathan Lerner moved to elect the two incumbents by acclamation. Bob Peterson seconded and the motion carried.

The Board was recognized for their service to the Association.

XIII. SET NEXT MEETING DATE

The next Annual Meeting will be held October 1, 2022 at 10:00 a.m. via Zoom.

XIV. ADJOURNMENT

Motion: Sally Morris moved to adjourn at 11:01 a.m. Jonathan Lerner seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature