

**WHISPERING PINES RANCH ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 1, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 10:00 a.m. via videoconference.

**II. INTRODUCTIONS/ROLL CALL**

Board members present were:

Bryan Webinger, President, 10LC  
Jim Johns, Secretary, 28BC  
Mary Weilert, Director, 46LC

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

Owners present were:

Kenny Kubala, 22BC  
Marcela Vos, 65CV  
Christine Swoll, 45HC  
Bryan Webinger, 10LC  
Dan Burnett, 47LC  
Daria Chestnut, 27MC  
Kristan Nelson, 21MD  
Steven & Leslie Herrman, 60MD  
Phyllis Raynor, 14RT  
Susan Cone, 25SP  
Anne Waage, 52SV  
Kristina Lindhome, 74T

Luke & Lydia Thiel, 44CV  
Larry & Daria Moskowitz, 29GP  
Mollie McCarthy, 67HC  
Stephen & Elizabeth Gunther, 40LC  
Alan Kessler, 52LC  
Gary Hasselblad, 31MC  
Sarah Moore, 40MD  
Ben Kass, 102 MD  
Natalie St. Denis, 20RT  
Marcela Vos, 55SP  
Asterios Ginis, 61SV  
Ryan & Katherine Siegrist, 104T

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

**III. PROOF OF NOTICE/QUORUM**

Notice of the meeting was sent September 1, 2022. With 27 properties represented in person and 28 proxies received a quorum was confirmed.

**IV. APPROVE MINUTES OF THE 2021 ANNUAL MEETING**

**Motion:** Bob Peterson moved to approve the minutes of the October 2, 2021 Annual Meeting as presented. Jonathan Lerner seconded, and the motion carried.

**V. PRESIDENT'S REPORT**

Bryan Webinger reviewed the following items:

1. The County repaired some of the major cracks in the WPR roads. There are still some issues on Legend Circle and Canyon View that need to be addressed.
2. Timberline is now providing trash service and there have not been any complaints.
3. New doggie bag trash totes have been installed.
4. The dues will be increasing \$25/year. The last dues increase was at least six years ago.
5. Deb Borel and Summit Resort Group were thanked for their time and for taking care of a number of issues for the Association.

6. Sarah Moore, Steven Herrman and Susan Cone were thanked for their work on the Landscaping Committee.
7. Christine Swoll was thanked for improving the camaraderie in the Association.

## **VI. FINANCIAL REPORT**

### **A. *Year-End as of December 31, 2021***

Deb Borel reported that as of December 31, 2021, the Association balances were \$107,408 in Operating, \$43,428 in Reserves and \$32,509 in the Alpine Bank Compliance account (for construction deposits). The Association ended the year \$8,356 favorable to budget. The year-end surplus was transferred to Reserves.

### **B. *Year-to-Date as of August 31, 2022***

Deb Borel reported that as of August 31, 2022, the Association balances were \$135,393 in Operating, \$51,803 in Reserves and \$38,507 in the Alpine Bank Compliance account.

The Profit & Loss Statement reflected a \$1,428 positive variance to budget at the end of August.

### **C. *2023 Budget***

The 2023 Budget as drafted included a \$25/year increase to dues. There were increases to the Management Fee and Landscaping Maintenance.

**Motion:** Susan Cone moved to approve the 2023 Budget as presented. Bob Peterson seconded, and the motion carried.

## **VII. LANDSCAPE COMMITTEE REPORT**

Sarah Moore synthesized all plat maps into one map and identified the open space. The HOA is responsible for noxious weed mitigation in the open space. There are several dead or fallen trees in the common areas. It may be possible to obtain a grant to assist with dead tree removal. A survey with ten general questions will be sent to owners to determine the top priorities for the open space. She will send the survey to the Board first for approval.

## **VIII. OWNER EDUCATION**

Deb Borel provided information regarding the responsibilities of owners as members of an Association.

## **IX. OLD BUSINESS**

There was no Old Business.

## **X. NEW BUSINESS**

Owner comments addressed the following:

1. Contractor Recommendations – The Association does not provide recommendations for liability reasons. Owners are encouraged to use Next Door Whispering Pines as a resource.
2. Fire Pit – There is a fire pit in the playground area. A permit is required from the Fire Department to use the wood burning fire pit. There was a suggestion to remove it. This item will be added to the next Board Meeting agenda, but in the meantime, it will be disassembled.

3. Noxious Weeds – There are some homes with large areas of false chamomile that need to be removed. Deb Borel encouraged owners to send her the addresses of the properties.
4. Water Pressure – Christy Swoll commented that their water pressure is very low. Bryan Webinger said most homes have a pressure reducing valve that can be adjusted.
5. Black Dumpster on Raindance – There have been multiple owner complaints about the black dumpster in the street. The owner is doing renovations. Deb Borel said the Town will require that is removed once it starts snowing.
6. Whispering Pine Hats – Christy Swoll has created some hat designs with Whispering Pine logos. Interested owners should contact her. An email will be sent to the owners.

**XI. ELECTION OF DIRECTORS**

The term of Bob Peterson has expired, and he was willing to run again. There were no other nominations from the floor.

**Motion:** Jim Johns moved to nominate and elect Bob Peterson. Mary Weilert seconded, and the motion carried.

**XII. SET NEXT MEETING DATE**

The next Annual Meeting will be held October 7, 2023 at 10:00 a.m. via Zoom.

**XIII. ADJOURNMENT**

The meeting was adjourned at 10:51 a.m.

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