

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 7, 2023**

I. CALL TO ORDER

The meeting was called to order at 10:02 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:

Sally Morris, 24BC
Martha & Gregory Jay, 44CV
Scarlett Leward, 28LC
Paul Snyder, 36LC
Barry & Daria Chestnut, 27MC
Steven & Leslie Herrman, 60MD
Ben Kass, 102 MD
Natalie St. Denis, 20RT
Kristina Lindhome, 74T
Joel Sydlow, 190/224 T

Jim & Karen Johns, 28BC
Larry & Daria Moskowitz, 29GP
Kelly Lloyd, 30/32LC
Alan Kessler, 52LC
Sarah Moore, 40MD
Ben Smith, 101MD
Tom LaVoy, 103MD
Susan Cone, 25SP
Ryan & Katherine Siegrist, 104T

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

III. PROOF OF NOTICE/QUORUM

Notice of the meeting was sent September 7, 2023. With 25 properties represented in person and 35 proxies received, a quorum was confirmed.

IV. APPROVE MINUTES OF THE 2022 ANNUAL MEETING

Motion: Bob Peterson moved to approve the minutes of the October 1, 2022 Annual Meeting as presented. Jonathan Lerner seconded, and the motion carried.

V. PRESIDENT'S REPORT

Bryan Webinger reviewed the following items:

1. Bryan thanked Mary and Clint Weilert for their help with the barbecue and all owners who attended. Next year's barbecue will be held on September 7, 2024.
2. Two new mailbox towers were approved and installed. The cost was about \$2,000 each. The post office will be rekeying the parcel boxes. New mailbox keys can be picked up at the SRG office.
3. East Dillon Water District is contemplating an increase of up to \$15/quarter for water service. They are working on water meter replacement for all homes.
4. There was an inspection of the open space by Summit Fire and EMS yesterday. They identified 10 – 13 dead trees and the Board will be exploring options for removing them.

Jonathan Lerner said the Fire Department focuses on saving houses rather than the forest and they recommend fire mitigation around all homes. The first 5' perimeter should not have any trees or branches touching the house and gravel or wet mulch are preferred in that area. They have a green – yellow – red color-coding system for prioritizing firefighting efforts. Properties that have been properly mitigated are coded green and will be prioritized. Yellow and red coded properties with less or no mitigation are lower priorities. Limbing trees 5' from the ground is recommended. A fire pit was discovered in the open space, and it should not be used. Owners who have enclosed wood burning fire pits must obtain an annual permit from the Fire Department. Information will be sent to owners in the post annual meeting mailer.

5. Bryan Webinger is researching documentation for the roads to determine if there is legal recourse to require improved maintenance by the County.
6. Dues will increase in 2024 to \$375/per owner/per year.

VI. FINANCIAL REPORT

A. Year-to-Date as of August 31, 2023

Deb Borel reported that as of August 31, 2023, the Association balances were \$143,220 in Operating, \$52,117 in Reserves and \$25,637 in the Alpine Bank Compliance (ARC) account.

The Profit & Loss Statement reflected a \$460 unfavorable variance to budget at the end of August due to timing of the trash expense. The HOA will be under budget once trash is rebilled.

B. 2024 Budget

The 2024 Budget as drafted included a \$35/year increase to dues to \$375/owner/year. There were increases to the Accounting, Management Fee, Insurance, Additional Hours Labor, Trash Removal and Landscaping Maintenance.

Motion: Jonathan Lerner moved to approve the 2024 Budget as presented. Bob Peterson seconded, and the motion carried.

VII. LANDSCAPE COMMITTEE REPORT

Sarah Moore said a survey was conducted and not many owners responded. Many of the responses mirrored the complaints voiced at Annual Meetings. Most comments addressed appearance, maintenance and weeds (57%). There were many complaints about dog waste and comments about rocks under the playscape. She suggested soliciting competitive bids for landscaping maintenance. There were some requests for a pavilion and sport court, but the governing documents specify the park should remain natural. Owners should approach the Board with ideas for improvements. Deb Borel clarified that the Neils Lunceford contract includes mowing twice annually, activating, checking and blowing out the irrigation system, planting at the entrance and spraying noxious weeds. The Board has solicited other bids in years past and they were comparable in price or more. Sarah Moore would like to get bids to extend the path from Forest Glen to the park. There was a request to look at repaving the park, but it was cost prohibitive. Compacted road based would be a less expensive option.

VIII. OWNER EDUCATION

Deb Borel provided information regarding technology and social media safety. Owners should be aware of the potential for identity theft and wire fraud.

IX. OLD BUSINESS

There was no old business.

X. NEW BUSINESS

Owner comments addressed the following:

1. Kelly Lloyd said her real estate company would be willing to sponsor a little free library. She will send details to Deb Borel so it can be added to the next Board Meeting agenda.
2. Christine Swoll created some hat designs with the Whispering Pines logo. Owners interested in purchasing a hat should contact her (970/389-0029). Information will be placed in the post annual meeting mailer.
3. Ben Smith summarized the situation regarding the construction of his home. He and his family should have been in the house two years ago, but they had problems with their contractor and they are currently in litigation. There are structural issues with the foundation and house, and it is unlikely it can be salvaged. They will probably have to tear down the structure and start over. He hopes to have the demolition, grading and erosion control in place by the end of the year, but none of that work can occur until there is a judgement.

XI. ELECTION OF DIRECTORS

The terms of Jonathan Lerner and Mary Weilert expired, and both were willing to run again.

Motion: Sarah Moore moved to nominate Jonathan Lerner and Mary Weilert. Bob Peterson seconded, and the motion carried.

Motion: Steven Herrman moved to nominate Ryan Siegrist. Bob Peterson seconded, and the motion carried.

All candidates introduced themselves and provided biographical information. Since the election was contested, the voting will be conducted by mail-in secret ballot. The deadline for submittal of ballots will be November 2, 2023. Kelly Lloyd and Sarah Moore volunteered to count the ballots.

XII. SET NEXT MEETING DATE

The next Annual Meeting will be held on Wednesday, October 2, 2024 at 6:00 p.m. via Zoom.

XIII. ADJOURNMENT

Motion: Sarah Moore moved to adjourn at 12:05 p.m. The motion was seconded and carried.

Approved By: _____ Date: _____
Board Member Signature