

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 1, 2025**

I. CALL TO ORDER

The meeting was called to order at 6:02 p.m. via videoconference.

II. INTRODUCTIONS/ROLL CALL

Board members present were:

Bryan Webinger, President, 10LC
Jim Johns, Secretary, 28BC
Mary Weilert, Director, 42LC

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

Owners present were:

Kenny & Kelli Kubala, 22BC
Martha Jay, 44CV
Linda Boyd, 85CV
Christy Swoll, 45HC
Patrick Moroney, 25LC
Paul Snyder, 36LC
Kevin Yorgensen, 44LC
Patti Burnett, 47LC
Barry & Daria Chesnut, 27MC
Rik Nemanick, 39 MC
Leslie Herrman, 60MD
Amy Lawson, 90MD
Kristen Anthony, 19RD
Anne & Marc Waage, 52SV
Lyle Tucker, 190T
Debbie Nelson, 237T

Tim Morris, 24BC
Deborah Walter, 80CV
Daria Moskowitz, 29GP
Dean Kratzenberg, 24LC
Kelly Lloyd, 30LC
ElyCo Real Estate, LLC, 42LC
Lori Walter and Mark McMullen, 45LC
Alan Kessler, 52LC
Michael Walsh, 31MC
Robert Writz, 21MD
Babak Jahromi, 71MD
Ben Kass, 102MD/103MD
Gino Maurelli, 45SV
Susan & Todd Cone, 25SP
Sarah Sydlow, 224T

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 1, 2025. With properties represented in person and proxies received a quorum was confirmed.

IV. APPROVE MINUTES OF THE 2024 ANNUAL MEETING

Motion: Rik Nemanick moved to approve the minutes of the October 2, 2024 Annual Meeting as presented. Pat Maroney seconded, and the motion carried.

V. PRESIDENT'S REPORT

Bryan Webinger reviewed the following items:

1. He thanked the owners who helped with the barbecue.

2. East Dillon Water District will be increasing base rates 5% - 10% and might also increase base fees.
3. One large mailbox tower was replaced in the lower set of boxes, and another tower was added at the upper area.
4. The \$250 fee for review of paint/stain color and roofing review has been eliminated, but submission of an application for Board/ARC approval is still required.
5. Two stop signs were removed with County approval.
6. There was a major windstorm that knocked down a large tree and damaged a common area fence. The downed tree and one other tree were removed, and the fence was repaired.
7. The Board filed an objection with the County regarding the "Pay As You Throw" program. The same size trash/recycling bins were retained but there was a rate increase.

VI. FINANCIAL REPORT

A. Year-to-Date as of July 31, 2025

Deb Borel reported that as of July 31, 2025, the Association balances were \$146,018 in Operating, \$54,577 in Reserves and \$25,793 in the Alpine Bank Compliance (ARC) account. The Profit & Loss Statement reflected a \$7,365 favorable variance to budget.

B. 2026 Budget

The 2026 Budget as drafted included a dues increase to \$425/owner/year. There were increases to HOA State Registration Fee/DORA, Insurance, Management Fee, Additional Labor Hours, Snow Removal and Trash and a decrease to Landscaping Maintenance based on the new contract with Rocky Top.

Since the 2026 Budget was not vetoed by 51% of the membership, it was deemed ratified.

VII. OWNER EDUCATION

Deb Borel reviewed the applications for exterior work including building modification, accessory structures, re-staining, landscaping, fencing, driveways or roof replacement. Submission of the application to Deb Borel for Board/ARC review and approval is required. For large projects, there is a fee for the ARC review and a \$500 compliance deposit. The forms are posted on the website.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

A. Owner Comments

1. Trash - There was general discussion about reducing the size of the trash cans. Several owners indicated they do not need so much capacity. The costs are \$21.60/month for the smaller containers and \$32.20/month for the larger containers. Individual non-bulk rates are \$50 - \$60/month. Rob Writz

commented that the new “extended producer responsibility” law transfers the cost of recycling from the consumer to the producer of the products. It was clarified that yard waste is considered garbage.

Action Item: Deb Borel will ask the trash provider if there is an option for some of the owners to switch to smaller containers.

2. Road Maintenance - There was a question regarding road maintenance. Bryan Webinger said it took six years to get the cracks in the asphalt filled. He will be contacting the Road & Bridge Department to schedule a walk of the roads to identify areas in need of repair.
3. Park – There is a broken joint on a piece of playground equipment that needs to be repaired.
4. Common Areas – There is an abundance of weeds in the common areas that should be sprayed before they go to seed. Deb Borel said only noxious weeds have been sprayed in the past.
Action Item: Deb Borel will follow up with the vendor and add this topic to the spring Board Meeting agenda.
5. Dogs – There was a request to send a reminder to all owners about not leaving barking dogs outside for extended periods of time. Deb Borel encouraged owners to notify her about pet nuisances.

XI. ELECTION OF DIRECTORS

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

Motion: Mary Weilert moved to elect Bob Peterson by acclamation. Jonathan Lerner seconded, and the motion carried.

XII. SET NEXT MEETING DATE

The next Annual Meeting will be held on Wednesday, October 7, 2026 at 6:00 p.m. via Zoom.

XIII. ADJOURNMENT

The meeting was adjourned at 6:54 p.m. with a motion, a second and all in favor.

Approved By: _____
Board Member Signature

Date: _____