WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 7, 2026

I. CALL TO ORDER

The meeting was called to order at 6:03 p.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
Robert Peterson, Director, 50T

Owners present were:

Martha Jay, 44CV
Linda Boyd, 85CV
Lucas Foss, 50HC
Marcy Engelstein & Matthew Medford, 18LC
Patrick Moroney, 25LC
Rik Nemanick, 39MC
Leslie Herrman, 60MD
Susan Cone, 25SP
Asimina Ginis, 61SV
Lyle Tucker, 190T
Deborah Walter, 80CV
Christy Swoll, 45HC
Mollie McCarthy, 67HC
Dean Kratzenberg, 24LC
Michael & Deanna Walsh, 31MC
J. Andrew Schierholz, 50MD
Beth Manning, 24RD
Anne Waage, 52SV
Ryan Siegrist, 104T
Rick & Deb Nelson, 237T

Representing Summit Resort Group (SRG) were Deb Borel and Kevin Lovett. The minutes were transcribed from recording by Summit Management Resources.

III. PROOF OF NOTICE/QUORUM

The meeting notice was dated September 7, 2026. With properties represented via videoconference and proxies received, a quorum was confirmed.

IV. APPROVE MINUTES OF THE 2025 ANNUAL MEETING

Motion: Susan Cone moved to approve the October 1, 2025 Annual Meeting minutes as presented. Patrick Moroney seconded, and the motion carried.

V. PRESIDENT'S REPORT

Bryan Webinger reviewed the following items:

1. HOA dues will not increase for 2027. Trash service is billed each January for the preceding year. Owners may pick up smaller containers from Timberline, but charges are unchanged under the master contract.
2. East Dillon Water District imposed water restrictions because of low snowpack and increased sediment in the filtration system. Water levels have improved and there is sufficient water through spring, but restrictions are still in effect. The District is considering a 7%–8% base rate increase and higher penalties for excessive use during drought conditions. The budget will be finalized in

December. The supplemental water agreement with Keystone will be reviewed next year.

3. Summit Fire & EMS Wildland crews walked the common areas to assess fire mitigation needs. The Board is waiting for a proposal for thinning trees in common areas. Owners were reminded to maintain defensible space around their homes. The Board will evaluate Firewise certification and the need for beetle treatment.
4. Upper and lower mailbox banks were repaired. A new postal contractor is handling deliveries.
5. Painting and roof replacements require applications to Deb Borel, even when using existing colors. Minor spot repairs are exempt.
6. The Board is considering xeriscaping guidelines. Planting requirements for new construction have been reduced.
7. Short-term rentals are prohibited. Owners should report late night noise violations to the County non-emergency line and notify Deb Borel so she can follow up with the property owner.
8. Bryan Webinger thanked Mary Weilert, the Board and owners who helped with the annual barbecue.
9. Bryan Webinger raised the possibility of allowing RV parking from Memorial Day through Labor Day rather than enforcing the current 72-hour limit. Owners expressed differing opinions, including concerns about Sprinter vans, campers and boats. Changes to the Declaration would require approval by 67% of the owners. An informal poll was conducted to gauge interest in further consideration of the issue.
   Action Item: Deb Borel will add RV and boat restrictions to the next Board Meeting agenda.

VI. FINANCIAL REPORT

A. Year-to-Date as of August 31, 2026

Deb Borel reported balances of $135,908 in Operating, $51,585 in Reserves and $10,592 in the Alpine Bank Compliance account. The Compliance account holds refundable owner project deposits. Year-to-date Operating expenses were $8,595 favorable to budget. Year-end Operating surpluses are typically transferred to Reserves.

B. 2027 Budget

The proposed 2027 Budget includes several line item adjustments but no dues increase. Trash rates may increase under the Timberline contract. The basic service increase is limited to 5% annually, although surcharges may change. Since 51% of the membership did not vote to veto it, the 2027 Budget was ratified.

VII. OWNER EDUCATION

Deb Borel referred owners to the information in the meeting packet about their rights and responsibilities, including payment of dues, property maintenance, consideration for neighbors, voting, meeting participation and access to Association financial information.

VIII. OLD BUSINESS

There was no old business.

IX. NEW BUSINESS

A. Owner Comments

1. Roads – Patrick Moroney raised concerns about deteriorating pavement and failed repairs on Legend Circle. Damage was also reported on Raindance Trail and Sage View Court. Bryan Webinger encouraged owners to report problems directly to County Road & Bridge.
   Action Item: Bryan Webinger will follow up with the County regarding repairs and the road maintenance plan.
2. Bears and Wildlife – Owners were reminded to put trash out only on collection mornings, bring containers back in and keep food waste out of pet waste receptacles. There was a recent mountain lion sighting near Keystone Ranch.
3. Weed Control – Beth Manning reported chamomile growing in the common area behind 24 Raindance Trail.
   Action Item: Deb Borel will arrange vendor follow-up next spring when the chamomile reappears.
4. Electric Bicycles – Bryan Webinger raised safety concerns about children carrying passengers on electric bicycles and cutting corners.
5. Barking Dogs – Debbie Nelson reported persistent barking on Telluride Court despite prior complaints.
   Action Item: Bryan Webinger will contact the Sheriff's Office regarding enforcement.
6. Exterior Lighting – Owners raised concerns about exterior lighting and interior light shining from windows. Susan Cone noted that ARC guidelines require downward facing exterior lighting, although older installations may be exempt.

X. ELECTION OF DIRECTORS

The terms of Jonathan Lerner and Mary Weilert expired and both agreed to serve another term. Bryan Webinger nominated the two incumbents and Rik Nemanick seconded. There were no other nominations and Jonathan Lerner and Mary Weilert were re-elected by acclamation.

XI. SET NEXT MEETING DATE

The next Annual Meeting will be held on Wednesday, October 6, 2027 at 6:00 p.m. via Zoom.

XII. ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Approved By: _____ Date: _____
Board Member Signature