

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 2, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 10:05 am

Board members in attendance via Zoom representing a quorum were:

Bryan “Web” Webinger  
Jim Johns  
Bob Peterson  
Jonathan Lerner  
Mary Weilert

Representing Summit Resort Group was Deb Borel.

**II. OWNER FORUM**

Notice was posted to the website. No owners, other than board members, were present.

**III. REVIEW AND APPROVE MINUTES FROM SEPTEMBER 30, 2021 AND OCTOBER 2, 2021 BOARD MEETINGS**

The Board meeting minutes from the September 22, 2020 and October 3, 2020 were reviewed. Jim made a motion to approve the minutes as presented. Mary seconded, and the motion carried.

**IV. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

December 31, 2021 Fiscal Year-End Report

December 2021 close Balance Sheet reports:

- \$107,407.79 Operating
- \$ 43,428.18 Reserves
- \$ 32,508.84 Alpine Compliance

December 2021 close P & L budget reports that WPR closed the fiscal year \$8,356.45 under budget in Operating expenses.

Operating Surplus Transfer – Bob made a motion to transfer the operating surplus into reserves. Jonathan seconded, and the motion carried.

January 31, 2022 Close Financials

January 2022 close Balance Sheet reports:

- \$145,647.30 Operating
- \$ 45,429.28 Reserves
- \$ 35,509.67 Alpine Compliance

January 2022 close P & L vs. budget reports that WPR closed the month \$346.81 under budget in Operating expenses.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

**V. RATIFY BOARD ACTIONS VIA EMAIL**

Mary made a motion to approve the following action via email that was made since the last meeting:

- A. 10/15/2021 – approval for 223 Telluride to replace trees
- B. 10/15/2021 – approval for 45 Habitat Court to replace a window
- C. 10/29/2021 – approval for 29 Sage View Court to replace windows
- D. 11/16/2021 – approval of property management agreement
- E. 11/23/2021 – approval to install windows at 25 Legend Circle
- F. 12/22/2021 – approval of 29 Gray's Peak painting

Jonathan seconded, and the motion carried.

**VI. OLD BUSINESS**

- A. ARC update – Bob provided a brief update of homes that were under construction in the neighborhood.

**VII. NEW BUSINESS**

- A. 2022 Annual Disclosure – it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents may be found online at the HOA's website.
- B. The spring reminder to owners will be sent in March 2022. Owners will be reminded that Short Term rentals are not permitted.
- C. The signpost at Forest Glen and WPR Road will be repaired when the ground thaws
- D. 2021 Tax Return – The board approved the 2021 tax returns and SRG will sign on their behalf.
- E. Speed limit signs on WPR Road and on Habitat Court that need to be repaired. Deb will call the county to let them know.
- F. Property Management Agreement – Brian made a motion to approve the mid-contract property management agreement adjustment proposed by SRG. Bob seconded, and the motion carried.
- G. Jonathan proposed that a shuttle run through the neighborhood from December to April that takes owners/tenants to the ski areas. Jonathan will obtain more information regarding this and have it available for the annual meeting. This topic will be placed on the agenda for the 2022 annual meeting.
- H. Neils Lunceford will be asked to plant perennials at the entrance this summer.

- I. Behind Legend Circle there are some willows that block the pathway. SRG will have Neils Lunceford trim them back this summer.

**VIII. NEXT MEETING DATE**

The next Board meeting will be held in June via Zoom. Deb will poll the board in May to set the date.

**IX. ADJOURNMENT**

With no further business, Jonathan made a motion to adjourn at 11:36 am. Web seconded, and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_