

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 26, 2020**

I. CALL TO ORDER

The meeting was called to order at 1:00 pm

Board members in attendance via conference call representing a quorum were:

Bryan Webinger (Web)

Jim Johns

Bob Peterson

Mary Weilert

Representing Summit Resort Group were Deb Borel and Kevin Lovett.

II. OWNER FORUM

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

III. REVIEW AND APPROVE MINUTES FROM SEPTEMBER 16, 2019 BOARD MEETING

The Board meeting minutes from the September 16, 2019 were reviewed. Jim made a motion to approve the minutes as presented. Bob seconded, and the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

December 31, 2019 Fiscal Year-End Close

December 2019 close Balance Sheet reports:

- \$ 83,707.74 Operating
- \$ 30,754.87 Reserves
- \$ 2,310.81 Alpine Retainer (ARC)
- \$ 9,602.88 Alpine Compliance (ARC)

December 2019 close P & L vs. budget reports that the Association closed the fiscal year \$8,738.87 under budget in Operating expenses.

Web made a motion to transfer the operating surplus of \$8,738.87 into Reserves.

Mary seconded, and the motion carried.

January 31, 2020 close

January 31, 2020 Balance Sheet reports:

- \$135,523.56 Operating
- \$ 30,760.43 Reserves
- \$ 775.45 Alpine Retainer (ARC)
- \$ 9,576.73 Alpine Compliance (ARC)

January 31, 2020 P & L vs. budget reports that the Association is \$999.92 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

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

- ❑ 9/17/19 – Appointment of Mary Weilert to the Board
- ❑ 11/1/19 – Approval of Property Management agreement renewal
- ❑ 2/26/20 – Agreement that short-term rental rules apply to renting out only one bedroom in your home

Jim seconded, and the motion carried.

VI. MANAGING AGENTS REPORT

- A. Possible Upcoming Requirements – Mary commented that the HOA should budget an additional \$5,000 to \$8,000 annually if these proposed requirements become a mandatory.
 - i. Mandatory Audits annually
 - ii. Mandatory Board Education
 - iii. Mandatory Professional Reserve Study and be updated every 5 years
- B. Slide damage has been repaired – the board will look at it when weather permits and confirm that the repair is sufficient
- C. Survey Monkey survey to owners is pending
- D. In the spring, the Landscape Committee should provide an update for information to be placed in the survey to owners

VII. OLD BUSINESS

- A. ARC update
 - i. Raynor – (14 Raindance) – Addition and deck extension
 - ii. Weid (24 Telluride) – New Construction – Has not begun, but Preliminary meeting has taken place twice. Timeline was running out.
 - iii. Rawson (10 Raindance) – Restain with color change request
 - iv. Smith (101 Mule Deer) – Still working to obtain permission to begin (first modular in the neighborhood)
 - v. Crisp (63 Telluride Court) – New construction
 - vi. Hagedorn (37 Sage View) – window replacement request
 - vii. Weilert (46 Legend Circle) – Window replacement request
 - viii. Kane (19 Brushwood Court) – Landscape request
 - ix. Moore (40 Mule Deer) – Solar panel request
 - x. Herrman (60 Mule Deer) – Solar panel request
 - xi. Hilton / Marcincin (127 Telluride Court) – New construction
 - xii. Lambdin (20 Montane Court) – landscape request

- xiii. Kessler – Deck extension application
- xiv. Martinson (174 Telluride Court) – New construction – Sketch Plan Review
- xv. Thomas (20 Montane Court) – Landscape request
- xvi. Neumaier (23 Montane Court) – Addition request
- xvii. Stone Creek (230 Telluride Court) – New construction
- xviii. Several fence applications and stain requests have been approved

VIII. NEW BUSINESS

- A. Annual Disclosures
 - i. Conflict of Interest Policy – The Conflict of Interest Policy was included in the packet for review. Board acknowledgements will be emailed to SRG.
 - ii. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
 - iii. 2020 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. ARC Guideline Revision Review – The guideline revision packet was inadvertently omitted from the packet, so a meeting will take place on April 9, 2020 at 1:00 pm to discuss the proposed changes. The fees/fee structure will also be discussed. Architect, Jerry Westhoff will be asked to attend to answer any questions the board may have.
- C. ARC Member Needed – New Owner, Sarah Sydlow, volunteered for the ARC. The board agreed that she would be asked to serve on the committee.
- D. Landscape Bid from Neils Lunceford – Bob made a motion to hire Neils Lunceford to perform the 2020 landscape maintenance for WPR and to pay them in full to save 5%. Jim seconded, and the motion carried. It was noted that SRG does not support pre-paying for any services.
- E. 2020 Tax Return – The board approved the tax return. SRG will sign on their behalf.
- F. Insurance Renewal – The board reviewed the proposed Farmers Insurance policy. Mary made a motion to approve the proposal as presented. Bob seconded, and the motion carried.
- G. The spring reminder to owners will be sent on April 2, 2020. This will include well wishes and good health to everyone and their families in the neighborhood.
- H. Web will talk to Road and Bridge and ask them to look at roads in Whispering Pines Ranch.

IX. NEXT MEETING DATE

The next Board meeting will be held on April 9, 2020 at 1:00 pm to discuss the proposed ARC guideline changes.

X. ADJOURNMENT

With no further business, Web made a motion to adjourn at 1:38 pm. Jim seconded, and the motion carried.

Approved By: _____
Board Member Signature

Date: _____