

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 9, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 10:01 am

Board members in attendance via Zoom representing a quorum were:

Bryan "Web" Webinger  
Jim Johns  
Bob Peterson  
Jonathan Lerner

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 22, 2020 AND OCTOBER 3, 2020 BOARD MEETINGS**

The Board meeting minutes from the September 22, 2020 and October 3, 2020 were reviewed. Bob made a motion to approve the minutes with two changes. Jonathan seconded, and the motion carried.

**IV. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

December 31, 2020 Fiscal Year-End Close

December 2019 close Balance Sheet reports:

- \$108,129.79 Operating
- \$ 30,779.83 Reserves
- \$ 21,044.65 Alpine Compliance (ARC)

December 2020 close P & L vs. budget reports that the Association closed the fiscal year \$12,636.05 under budget in Operating expenses.

Web made a motion to transfer the operating surplus of \$12,636.05 into Reserves. Bob seconded, and the motion carried.

January 31, 2021 close

January 31, 2021 Balance Sheet reports:

- \$139,434.74 Operating
- \$ 30,780.61 Reserves
- \$ 21,012.19 Alpine Compliance (ARC)

January 31, 2021 P & L vs. budget reports that the Association is \$711.77 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**

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

- 10/02/20 – Fence request for 16 Raindance was approved
- 10/14/20 – Approval to waive fine for trailer parking
- 12/16/20 – New ARC Agreement with Jerry was approved and signed

Bob seconded, and the motion carried.

**VI. OLD BUSINESS**

**A. ARC update**

- i. Weid (24 Telluride) – In process
- ii. Smith (101 Mule Deer) – Still working to obtain permission to begin (first modular in the neighborhood)
- iii. Kane (19 Brushwood Court) – Landscape request
- iv. Martinson (174 Telluride Court) – In process
- v. Kessler – Deck extension application
- vi. Thomas (20 Montane Court) – Landscape request
- vii. Neumaier (23 Montane Court) – Addition request
- viii. Stone Creek (230 Telluride Court) – In Process
- ix. Stone Creek (224 Telluride Court) – In Process
- x. Hilleriver (38 Legend Circle) – Driveway Application
- xi. Thomas (20 Montane Court) – Landscape Request
- xii. Lloyd (30 Legend Circle) – Landscape (Paver Patio) Request
- xiii. Ebert (34 Grays Peak) – Window Request
- xiv. Waage (52 Sage View) – Landscape (Driveway extension and berm) Request
- xv. Several fence applications and stain requests have been approved

**VII. NEW BUSINESS**

**A. Annual Disclosures**

- i. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- ii. 2021 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 Board reviewed the proposed changes per the ARC. The Board approved all of the requested changes except the following:
- i. Page 9 – Appeal – any dispute between an Owner and the ARC will be presented to the Board for mediation and arbitration. This will be addressed on page 9 of the guidelines.
  - ii. For #'s 7, 8, and 9, the summary should read that the changes were made to be more in accordance with the ARC Guidelines.
  - iii. All exterior repainting, fence enclosure, driveway, roof, hot tub, lighting, landscaping, window (like for like) and other miscellaneous project submittals will be reviewed and approved by the board. No fees will be charged for these services. Very large projects may incur a fee of \$400 for architect review. Hard copies will not be required, electronic copies only.
  - iv. Page 32 changes
    - 1. New Construction fee will increase to \$2,700
    - 2. Addition/Remodel fee will increase to \$2,200
    - 3. Landscaping / Exterior Building Modification / Accessory Structure fee will only be collected if the project is too large to the Board to approved. If it has to go to the ARC, the fee will be \$400 with a \$250 compliance deposit.
  - v. Put a list of approved architects and designers on the website. Jerry will be asked to provide a list of past vendors for this list.
  - vi. Designer Credential fee will be removed from fee structure.
  - vii. SRG will ask the ARC if hard copies are still necessary. (Follow up – The ARC no longer requires hard copies)
- C. Landscape Bid from Neils Lunceford – The Board reviewed the landscape bid from Neils Lunceford. Jim made a motion to hire Neils Lunceford to perform the 2021 landscape maintenance for WPR and to pay them in full to save 5%. Bob seconded, and the motion carried. It was noted that SRG does not support pre-paying for any services.
- D. Insurance Renewal – The board reviewed the proposed Farmers Insurance policy noting that there was a 11.1% overall decrease to the premium. Jim made a motion to approve the proposal as presented. Jonathan seconded, and the motion carried.
- E. The spring reminder to owners will be sent on March 30, 2021. Owners will be reminded that Short Term rentals are not permitted.
- F. Web talked to Road and Bridge and ask them to look at roads in Whispering Pines Ranch. They reported that there is currently no funding for road repairs in WPR. Web will continue to represent the HOA in this matter.

### **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 11:31 am. Web seconded, and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

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