

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 9, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 1:04 pm

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

Bryan Webinger (Web)

Jim Johns

Jonathan Lerner

Bob Peterson

Representing Summit Resort Group was Deb Borel.

**II. OWNER FORUM**

Notice was posted to the website. ARC Chair, Jerry Westhoff, was present to discuss proposed ARC Guideline changes.

**III. NEW BUSINESS**

- A. ARC Guideline Revision Review – The guideline revision packet was emailed to the Board for review. Jerry Westhoff was present to discuss proposed guideline changes. Jerry also stated that there have been recent submittals requesting less than a 6:12 roof slope. He is not suggesting a change to the guidelines, but he wanted to inform the board. Jonathan made a motion to approve the guideline revisions as presented. Bob seconded, and the motion carried. Deb recommended that the administration of the ARC be assumed by Jerry. Currently SRG provides admin services at a rate of \$50 per hour. The board agreed that it made more sense to have Jerry assume this duty as well. Jerry stated that he would also charge \$50 per hour for the administration of the ARC. Beginning today, owners will communicate directly with Jerry. The guidelines will be edited to reflect this change. Jerry will create a document outlining his duties for administration and Deb will forward it to the board. All hard copies of submittals along with money for fees will be collected by SRG.
- B. The board discussed the fence request at 104 Telluride. After discussion, the board approved the request as presented, noting that every request is approved based on the circumstance, and no precedent is set with any approval.
- C. Xcel Energy – Xcel Energy has asked WPR if they could lease, for \$5,000, a one-acre parcel for 6 weeks, from May 1-June 12. Web has spoken to the county to determine if legally, the board could approve the request. He stated that Xcel would be required to obtain two permits. The county confirmed that it is fine with them if the board decided to sign the lease agreement. Deb will ask Xcel to reach out to Web to answer a couple of questions. Jim made a

motion to approve the request by Xcel. Jonathan seconded, and the motion carried.

**IV. NEXT MEETING DATE**

The next Board meeting will be held in June. SRG will poll the board in May to determine a date.

**V. ADJOURNMENT**

With no further business, Web made a motion to adjourn at 1:42 pm. Jim seconded, and the motion carried.

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

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