

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 11, 2019**

I. CALL TO ORDER

The meeting was called to order at 9:07 am

Board members in attendance representing a quorum were:

Derek Woodman – via telephone
Jim Johns
Bryan Webinger (Web)
Jonathan Lerner – via telephone

Representing Summit Resort Group was Deb Borel.

II. OWNER FORUM

Notice was posted to the website. Owner, Ryan McKibbin (24 Sage View), was present to discuss a fence request. After discussion, the board approved the location of the fence. The ARC guidelines will be addressed regarding fences allowed on cul-de-sacs.

III. REVIEW AND APPROVE MINUTES FROM THE MARCH 11, 2019 BOARD MEETING

The Board meeting minutes from the March 11, 2019 were reviewed. Jim made a motion to approve the minutes as presented. Web seconded and the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

April 30, 2019 close

April 30, 2019 Balance Sheet reports:

- \$ 96,168.02 Operating
- \$ 30,713.61 Reserves
- \$ 3,542.81 Alpine Retainer (ARC)
- \$ 12,508.56 Alpine Compliance (ARC)

April 30, 2019 P & L vs. budget reports that the Association is \$230.62 over 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:

- 3/21/19 – 2018 Tax Return Approved

Jonathan seconded, and the motion carried.

VI. OLD BUSINESS

A. ARC update

- i. Boyd (85 Canyon View Court) – Under construction – has paid two supplemental fees for exceeding review fee.
- ii. Raynor – (14 Raindance) – Addition
- iii. Gonzalez – (70 Habitat Court)
- iv. Weid (24 Telluride) – New Construction – Has not begun, but Preliminary meeting has taken place twice. Timeline was running out.
- v. Ehrlich (20 Mule Deer) – Staining and landscape requests
- vi. Smith (101 Mule Deer) – New Construction
- vii. Crisp (6 Telluride Court) – Project Intent Received
- viii. Several fence applications and stain requests have been approved

VII. NEW BUSINESS

- A. ARC Member Needed – The board will ask neighbors to determine interest.
- B. Landscaping Improvement Committee Update – The committee has not met, but Web has asked Columbine Hills and A Peak to provide bids to improve the pathway in the park. He suggested having a work day and clean up the path. The committee is considering sending a survey to owners to see what improvements to the common area that they would like. He stated that one of the picnic tables needs to be cleaned off due to someone marking on it with charcoal. Web will meet with the committee and keep the board updated.
- C. SRG has hired someone to replace the signs that have been knocked down in the neighborhood.
- D. Jonathan would like to see the rules changed to allow summer RV parking. Jonathan will draft an email and circulate it to the board for approval. Deb will send the portion of the Declaration that addresses parking.

VIII. NEXT MEETING DATE

The next Board meeting will be held in September. The Board will be polled in mid-August to determine a date.

IX. ADJOURNMENT

With no further business, Derek made a motion to adjourn at 2:45 pm. Jim seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____