

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 21, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 3:00 pm

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 PREVIOUS BOARD MEETING**

The Board meeting minutes from the March 9, 2021 were reviewed. Bob made a motion to approve the minutes as presented. Jim seconded, and the motion carried.

**IV. FINANCIAL REPORT**

April 30, 2021 close

April 30, 2021 Balance Sheet reports:

- \$139,067.83 Operating
- \$ 43,419.50 Reserves
- \$ 24,502.21 Alpine Compliance (ARC)

April 30, 2021 P & L vs. budget reports that the Association is \$627.15 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**

Jim made a motion to approve the following actions that have been made via email since the last meeting:

- A. 03/11/21 – 2020 Tax Returns Approved
- B. 03/16/21 – Approved switch to Timberline
- C. 04/15/21 – 2021 ARC Guidelines Approved
- D. 04/19/21 – 16 Legend Circle Stain Colors Approved
- E. 04/22/21 – Basketball hoops: Portable approved, permanent not approved

- F. 05/05/21 – Approval of 74 Telluride Basketball hoop with conditions
  - G. 05/10/21 – Approval of pop up air stage
  - H. 05/17/21 – Approval to replace driveway of 24 Legend Circle
  - I. 06/04/21 – 15 Legend Circle driveway replacement approved
- Web seconded, and the motion carried.

**VI. OLD BUSINESS**

There was no Old Business discussed

**VII. NEW BUSINESS**

- A. Weed spraying will take place after July 4. It was noted that owners are responsible for spraying their lawns. If they want to hire Neils Lunceford to spray them, they should contact them directly.
- B. Landscape committee will meet soon to discuss upgrades to the park. Web will report to owners at the annual meeting.
- C. Once the beehive is placed at 30 Legend Circle, a board member will inspect it for placement.
- D. With bear activity in the neighborhood, owners will be reminded not to put trash out the night prior to pick up.

**VIII. NEXT MEETING DATE**

The next Board meeting will be held on September 30, 2021 at 2:30 pm meeting via Zoom.

**IX. ADJOURNMENT**

With no further business, Jonathan made a motion to adjourn at 3:34 pm. Mary seconded, and the motion carried.

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

Board Member Signature

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