

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 7, 2020**

I. CALL TO ORDER

The meeting was called to order at 11:01 am

Board members in attendance via Zoom representing a quorum were:

Bryan Webinger (Web)
Jim Johns
Bob Peterson
Mary Weilert
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 16, 2019 BOARD MEETING

The Board meeting minutes from the March 26, 2020 and April 9, 2020 were reviewed. Bob made a motion to approve both sets of minutes as presented. Mary seconded, and the motion carried.

IV. FINANCIAL REPORT

Deb reported on the following:

May 31, 2020 Close

May 31, 2020 Balance Sheet reports:

- \$111,273.62 Operating
- \$ 30,771.68 Reserves
- \$ 3,676.98 Alpine Retainer (ARC)
- \$ 12,605.92 Alpine Compliance (ARC)

May 31, 2020 P & L vs. budget reports that the Association is \$1,311.84 over budget in operating expenses. It was noted that the main reason for this overage is Professional Services. This is a timing issue and will balance out next month.

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 actions that have taken place via email since the last meeting:

- ❑ 5/5/20 – Approval for Owner to park RV in driveway during COVID for quarantine
- ❑ 5/25/20 – Approval for van to be parked in driveway
- ❑ 6/24/20 – Approval for Owner to replace Cottonwood trees with Aspens

Jonathan seconded, and the motion carried.

VI. OLD BUSINESS

A. ARC update

- i. Raynor – (14 Raindance) – Addition and deck extension
 - ii. Weid (24 Telluride) – New Construction – Restarted process
 - 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 – moving right along
 - 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. Smith (35 Grays Peak) – Deck Addition Review
 - xi. Lambdin (26 Brushwood Court) – Re-stain Request
 - xii. Hilton / Marcincin (127 Telluride Court) – New construction
 - xiii. Kessler – Deck extension application
 - xiv. Martinson (174 Telluride Court) – New construction – moving right along
 - xv. Thomas (20 Montane Court) – Landscape request
 - xvi. Neumaier (23 Montane Court) – Addition request
 - xvii. Stone Creek (230 Telluride Court) – New construction
 - xviii. Chestnut (27 Montane Court) – Re-stain request / Door install request
 - xix. Hilleriver (38 Legend Circle) – Driveway application review
 - xx. Blum (22 Sage View) – Project Intent
 - xxi. Several fence applications and stain requests have been approved
- B. Landscape Committee Update – Due to COVID, the Landscape Committee has not met. Web has spoken to Don Clark, Neils Lunceford, regarding park pathway options.

VII. NEW BUSINESS

- A. 45 Sage View – The board reviewed photos of a snowboard ramp and rail in the back yard of 45 Sage View. After review, Jim made a motion to limit all recreational structures to size, height and make sure structures are not permanent. There was no second. After much more discussion, Jim made a motion to require all new requests for recreational structures be approved by the board. Mary seconded, and the motion carried. Reviews will be approved on a case-by-case basis. There will be no fee for this process. The board will

make their decision based on how it will affect the immediate neighbors and the neighborhood as a whole. The owner of 45 Sage View will be allowed to keep the snowboard jump and rail on his property but may not add additional structures without following the above protocol. The board is considering asking the owners of 45 Sage View to paint the rail black or brown to blend in better.

- B. Garage Sale – Due to COVID-19, the board discussed the neighborhood garage sale and social distancing guidelines. After discussion, Web made a motion to cancel the scheduled neighborhood garage sale this summer. Mary seconded, and the motion carried. Deb will email owners informing them of this decision.
- C. Mutt Mitt Trash Bins – Brian explained that emptying the mutt mitt trash bins was becoming an issue, as the bag would split, and the contents would make a mess. Clips have been added to hold the bags in place. This will be discussed further if becomes an issue.
- D. 25 Snow Peak – The board discussed a survey and email from the owner of 25 Snow Peak. When the HOA was placing fences in the neighborhood, one fence by 25 Snow Peak was not placed on the property line, but several feet off the property line into the common area. When the owner of 25 Snow Peak added landscaping to his property, he placed his landscaping berm and irrigation up to the fence. He wanted the board to be aware of this. Jim made a motion to allow the owner to keep the landscape improvements in the common area but the HOA will retain the land as HOA property and never release it to the owner. Bob seconded, and the motion carried. The HOA will never give up their claim to the land. The land may never be claimed by an owner using Adverse Possession. This agreement will be drafted and signed by both parties and will be recorded for future owner disclosure.
- E. Summit County Road and Bridge – Web talked to Robert Jacobs from Summit County Road and Bridge and informed him that all the roads in the neighborhood need to be crack filled at the very least. Some cracks are several inches thick. There is a 5-10 year plan for all roads in Summit County.

VIII. NEXT MEETING DATE

The next Board meeting will be held on Tuesday, September 22, 2020 at 11:00 am via Zoom.

IX. ADJOURNMENT

With no further business, Mary made a motion to adjourn at 12:17 pm. Bob seconded, and the motion carried.

Approved By: _____
Board Member Signature

Date: _____