

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 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
Bob Peterson

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 THE MARCH 11, 2019 BOARD MEETING

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

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

July 31, 2019 close

July, 2019 Balance Sheet reports:

- \$ 99,356.69 Operating
- \$ 30,729.10 Reserves
- \$ 5,233.12 Alpine Retainer (ARC)
- \$ 13,014.96 Alpine Compliance (ARC)

July 31, 2019 P & L vs. budget reports that the Association is \$2,319.36 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

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

- 8/2/19 – Appointment of Bob Peterson to the Board
Web 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. Has received final approval.
- ii. Raynor – (14 Raindance) – Addition (it was noted that this site is messy and they are storing items in the common area. Jerry Westhoff will be asked to view the area and send a report to SRG to pass along to the owner of 14 Raindance.
- iii. Gonzalez – (70 Habitat Court) – SRG will contact Gonzalez and let them know that if they do not respond to the final email that was sent by the architect, their compliance deposit will be placed into the Review account.
- 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. Hagdorn (37 Sage View) – window replacement request
- ix. Weilert (46 Brushwood Court) – Window replacement request
- x. Kane (19 Brushwood Court) – Landscape Request
- xi. Several fence applications and stain requests have been approved

VII. NEW BUSINESS

- A. ARC Member Needed – The board will ask neighbors to determine interest. Linda Boyd has said she would consider the position, so Deb will follow up with her.
- B. Board Member Resignation and Appointment – Derek Woodman has sold his house, and formally resigned from the board. He was thanked for his service on the board and other board members wished him well in Pagosa Springs. After discussion, the board agreed that Mary Weilert will be asked if she would like to serve. If she accepts, the board will vote via email to appoint her. Derek dismissed himself from the meeting.
- C. Landscaping Improvement Committee Update – The committee is considering sending a survey to owners to see what improvements to the common area that they would like. Web will meet with the committee and keep the board updated. Since Web will not be at the annual meeting, he will ask another committee member to present an update to owners.
- D. SRG has hired someone to replace the signs that have been knocked down in the neighborhood.
- E. The board reviewed the annual meeting notice and annual meeting packet. RV/Trailer storage will be added to the agenda. A copy of the email that was

circulated by the board regarding RV parking will be included in the annual meeting packet.

VIII. NEXT MEETING DATE

The next Board meeting will be held on October 19, 2019 following the annual meeting to elect officers.

IX. ADJOURNMENT

With no further business, Bob made a motion to adjourn at 2:52 pm. Jonathan seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____