

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 22, 2020**

I. CALL TO ORDER

The meeting was called to order at 11:02 am

Board members in attendance via Zoom representing a quorum were:

Bryan “Web” Webinger
Jim Johns
Bob Peterson
Jonathan Lerner

Representing Summit Resort Group was Deb Borel.

II. OWNER FORUM

Notice was posted to the website. An owner on Sage View Court was in attendance to discuss backyard structures. He asked the board what motivated their decision to allow the equipment in the back yard of 45 Sage View Court. Jonathan stated that what drove the decision was the fact that it was not a permanent structure and the board made the decision to allow it because practice facilities were closed due to COVID. Pictures were reviewed via screen share. Since approval was granted for a jump and rail, another PVC pipe rail, a trampoline, a ladder, and fake grass has been added. There are also bright lights that are on to illuminate the area after dark. These lights are not dark sky compliant. Deb will reach out to the other neighbors who have expressed concern and share their feedback with the board. Jim Johns will visit with the owner of 45 Sage View Court. The owner in attendance would like this removed after COVID is over. The Board agrees that there is too much equipment in their back yard. The board discussed limitations for back yards. A decision will be made following the gathering of additional information.

III. REVIEW AND APPROVE MINUTES FROM SEPTEMBER 16, 2019 BOARD MEETING

The Board meeting minutes from the July 7, 2020 and April 9, 2020 were reviewed. Bob made a motion to approve both sets of minutes as presented. Jonathan seconded, and the motion carried.

IV. FINANCIAL REPORT

Deb reported on the following:

July 31, 2020 Close

July 31, 2020 Balance Sheet reports:

- \$109,445.77 Operating
- \$ 30,775.40 Reserves
- \$ 5,146.51 Alpine Retainer (ARC)

- \$ 26,128.18 Alpine Compliance (ARC)

July 31, 2020 P & L vs. budget reports that the Association is \$3,409.81 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

There were no actions that have been made since the last board meeting.

VI. OLD BUSINESS

A. ARC update

- i. 12 LC – Nivens – re-stain with color change
- ii. 14 LC – Raynor Raynor – Addition and deck extension
- iii. 19 BW – Kane – Landscape
- iv. 20 MC – Thomas – Landscape
- v. 22 SV – Blum – New Construction (Liscott Homes)
- vi. 23 MC – Neumaier – Addition
- vii. 24 T – Weid – New Construction – Restarted process
- viii. 26 BW – Lambdin – re-stain with color change
- ix. 27 MC – Chesnut – Re-stain request / Door install request
- x. 30 LC – Lloyd – backyard patio
- xi. 34 GP – Ebert – New window in bedroom
- xii. 35 GP Smith – deck addition
- xiii. 37 SV – Hagedorn – window replacement request
- xiv. 38 LC – Hillerriver – Driveway replacement request
- xv. 40 MD – Moore – Solar Panel request
- xvi. 46 LC – Weilert – Window replacement request
- xvii. 52 LC – Kessler – deck extension
- xviii. 52 SV – Waage – landscape
- xix. 55 SP – Vos – paint with color change
- xx. 63 T – Crisp – new construction
- xxi. 101 MD – Smith – Modular new construction
- xxii. 103 MD – Kass – new construction
- xxiii. 104 T – Siegrist – Snow fence
- xxiv. 174 T – Martinson – new construction
- xxv. 230 T – Stone Creek – new construction
- xxvi. Several fence applications and stain requests have been approved

- B. Landscape Committee Update – Due to COVID, the Landscape Committee has not met.**

VII. NEW BUSINESS

- A. ARC Costs – Currently the ARC Review fee is \$2,500 and the Compliance Deposit is \$3,000. The fee for a paint color change or landscaping change is \$250 for Review and \$500 for Compliance. Resulting from owner feedback, the board discussed options for paying architect costs. Currently, the billing is based on an hourly basis, but fees are adding up and exceeding the review fee collected. After a lengthy discussion, the board agreed that the architect will be paid per project and not per hour. The architect will be asked to create a price list for additional work and owners/builders will be required to sign that they understand the fee structure. If additional fees are required, the architect will collect them independently and not go through the HOA. If there is a dispute between the homeowner and the architect, the board will be the mediator. When a project is complete and the compliance deposit is returned, a survey will be sent to owners asking for feedback on the ARC process. A list of the ARC members will be placed on the website.
- B. Web discussed the road conditions in the neighborhood. Cracks may be filled in October per the County.
- C. Annual Meeting Date – The annual meeting is scheduled for Saturday, October 3, 2020 at 10:00 am.
- D. Annual Meeting Packet Review – the board reviewed the annual meeting packet and discussed presentation.

VIII. NEXT MEETING DATE

The next Board meeting will be held via Zoom on Saturday, October 3, 2020 following the annual meeting to elect officers.

IX. ADJOURNMENT

With no further business, Bob made a motion to adjourn at 12:26 pm. Jonathan seconded, and the motion carried.

Approved By: _____

Board Member Signature

Date: _____