

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 30, 2021**

I. CALL TO ORDER

The meeting was called to order at 2:30 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 June 21, 2021 were reviewed. Bob made a motion to approve the minutes as presented. Jonathan seconded, and the motion carried.

IV. FINANCIAL REPORT

August 31, 2021 close

August 31, 2021 Balance Sheet reports:

- \$118,289.26 Operating
- \$ 43,423.82 Reserves
- \$ 34,005.56 Alpine Compliance (ARC)

August 31, 2021 P & L vs. budget reports that the Association is \$436.69 under budget in operating expenses. It was noted that the HOA is actually more under budget than it shows, as trash has not been rebilled.

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. 06/23/2021 – 36 Legend re-roof approved
- B. 07/14/2021 – Approval to place Timberline trash cans for poop bags
- C. 08/03/2021 – Landscape at 100 Mule Deer Approved
- D. 08/21/2021 – 46 Legend staining request approved
- E. 08/21/2021 – Approval to put review money into legal GL

- F. 08/25/2021 – 26 Legend staining request approved
- G. 09/01/2021 – Approval of 2022 budget and annual meeting notice
- H. 09/08/2021 – Approval to place Sukkah in driveway for 8 days
- I. 09/10/2021 – Approval to park modules on site for 101 Mule Deer
- J. 09/23/2021 – Approval for 60 MD to create a small fence to hide the utilities

Bob seconded, and the motion carried.

VI. OLD BUSINESS

- A. ARC Committee Update – The board reviewed the current ARC items in progress that Architect, Jerry Westhoff, had provided for the packet.
- B. Landscape Committee Update – Web talked to an asphalt contractor to seal the park pathway. The board agreed that a small portion of the path will be sealed to determine if this would prolong the life of the path. The also agreed that if it seems to work, the whole pathway in the park will be sealed at a cost not to exceed \$2,000.
- C. Road and Bridge did not contact Web so he will follow up with him.

VII. NEW BUSINESS

- A. Trampoline at 46 Legend Circle – The board approved the installation of the trampoline.
- B. Food Scrap Composting at WPR – An owners asked if a food scrap composting station could be placed in the neighborhood. The board discussed this and agreed that a better place would be to place it by the glass recycle bin by the Rice Barn or at the Elementary School.
- C. The board discussed building a structure around the pet waste totes. This will be tabled until the spring.
- D. Annual Meeting Packet Presentation Review – The board reviewed the proposed annual meeting packet. Deb will run the meeting, except for the Presidents Report.

VIII. NEXT MEETING DATE

The next Board meeting will be held on October 2, 2021 at following the annual meeting to elect officers. The meeting will be held via Zoom.

IX. ADJOURNMENT

With no further business, Mary made a motion to adjourn at 3:28 pm. Jonathan seconded, and the motion carried.

Approved By: _____

Board Member Signature

Date: _____