

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 20, 2018**

I. CALL TO ORDER

The meeting was called to order by Derek Woodman at 9:06 a.m. in the Keystone Fire Station.

Board members present were:

Derek Woodman, President, 44CV

Jonathan Lerner, Vice President, 50LC

Owners present were:

Bob Peterson, 50RT

Leslie & Steven Herrman, 60MD

Anne & Marc Waage, 52SV

Bryan & Emily Webinger, 10LC

Mollie McCarthy, 67HC

Kurt Peoples, 25SP

Jim Johns, 28BC

Marcela Vos, 55SP

Dave Hammer, 102MD

Paul Snyder, 36LC

Owen Hillerriver, 38LC

A & K Kessler Revocable Trust, 52LC

Dean Osenaa, 25GP

Carol Northcut & Steven Wilcox, 31MC

Anita & Helmut Singer, 49GP

Bob Peterson, 50T

Representing Summit Resort Group were Kevin Lovett and Deb Borel. Margot Mayer of Summit Management Resources was recording secretary.

II. PROOF OF NOTICE

Notice of the meeting was sent September 20, 2018.

III. DETERMINATION OF QUORUM

With 30 properties represented in person and 34 by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Marcela Vos motioned to approve the minutes of the October 21, 2017 Annual Meeting as presented. Bryan Webinger seconded and the motion carried.

V. PRESIDENT'S REPORT

Derek Woodman reported the following:

1. Mailbox Enclosures – The incorrect metal was installed when building the mailbox enclosures. The material used was galvanized corrugated metal but this material was not approved for the neighborhood per the Architectural Review Guidelines. The material was switched to regular corrugated metal that will rust over time. Mollie McCarthy noted that there were metal pieces left by the mailboxes. Deb Borel will follow up with the contractor and have them removed.
2. Rules and Regulations – Owners were asked to be respectful to their neighbors when parking on County roads. Overnight parking on county roads is not permitted per county regulations. The HOA has no enforcement regarding this. A maximum of four vehicles can be parked in a driveway. RVs, trailers and other vehicles may be

- loaded/unloaded in the driveways but not parked for longer than 72 hours without prior HOA approval.
3. Pets – Trash cans for pet waste were installed on the mailbox enclosures. Owners are asked to be responsible pet owners and to clean up after their pets.
 4. Bridge on Cove Boulevard – The bridge on Cove Boulevard was rebuilt last summer, which significantly increased traffic through the neighborhood. Owners were asked to obey stop signs and the speed limit on all roads in the neighborhood.
 5. Projects – Owners were encouraged to submit ideas for neighborhood projects to the Board. Each year about \$11,000 is set aside for projects to enhance the neighborhood.
 6. Park Improvements – An owner asked what park improvements have been considered. Derek Woodman said that a bid was obtained from Neils Lunceford at a cost of \$3,500 to create a master plan. An owner noted that the pathway through the park is deteriorating. Owners comments were as follows:
 - A master plan should be developed and executed over time.
 - It would be important to consider the future upkeep and maintenance of improvements.
 - The owners were reminded that there is no irrigation in the park, and it would take a special assessment to execute any type of master plan including the addition of irrigation. An owner commented that improvements could be made in stages to avoid a special assessment.
 - One owner commented that improving the park would increase property values.After discussion, it was decided that a Landscape Improvement Committee should be formed and a survey sent to the membership to determine what types of park improvements owners would like to see. Steven Herrman, Bryan Webinger, Anne Waage, Marc Wagge and Maggie Handlan volunteered to serve on the committee. The survey will include alternatives for the park pathway.
It was noted that the maintenance and staining of the pavilion is complete.
 7. Easement Enhancement – Some of the landscaping spills into easements and trails are not clearly marked. This could be a future project, should the survey determine that this is a priority. Trails could be developed and clearly marked.

VI. FINANCIAL REPORT

A. *Year-to-Date as of September 30, 2018*

Deb Borel reported that as of September 30, 2018, the Association balances were \$88,235 in Operating, \$21,805 in Reserves, \$215 in the Alpine Bank Retainer account and \$21,020 in the Alpine Bank Compliance account. The Retainer and Compliance accounts are for ARC funds.

The Profit & Loss Statement reflected a \$8,549 positive variance to budget at the end of September.

B. *2019 Budget*

The 2019 Budget as written included no overall change to dues. Areas of change within the budget included:

1. HOA State Registration Fee/DORA – \$120 decrease based on actuals.
2. Insurance - \$9 increase based on actuals plus allowance for a 4% increase.

3. Miscellaneous – \$186 increase to balance the budget.
4. Accounting – \$75 decrease based on actuals.

Jonathan Lerner made a motion was made to approve the 2019 Budget as presented.
Bryan Webinger seconded and the motion carried.

VII. MANAGING AGENT’S REPORT

Deb Borel thanked the Board and owners for their support and noted that all Association documents are posted on the website. She reviewed completed projects as follows:

1. Registered the Association with the Real Estate Commission (annual).
2. Sprayed infected trees.
3. Sent owners a reminder regarding weeds, garage sale, pets and stain requests.
4. Updated ARC guidelines have been posted on the website.
5. Posted a link on the website regarding fire regulations in Summit County.
6. Replaced missing street signs.
7. Secured and stained the gazebo in the park.
8. Removed the black pipe sticking out of the ground at the entrance.

VIII. OWNER EDUCATION

A. Technology and Social Media Safety

Deb Borel provided an update on precautions related to use of social media and wire fraud.

IX. DEVELOPER’S REPORT

Dave Hammer reported that property values are increasing and the demand is strong. There are currently eight houses for sale and he will break ground on one house on Habitat in the spring. He said there will be heavy equipment on site and owners should contact him if they need to use the equipment for a project. Every time a house closes, the Association collects a working capital of \$500. The dues are very well controlled and the subdivision is a great value.

X. OLD BUSINESS

There was no Old Business.

XI. NEW BUSINESS

A. Weed Spraying/Noxious Weeds

An owner noted that weeds are being sprayed too late in the season and many weeds are missed. Deb Borel explained that the contractor sprays weeds twice, once in the spring and the other in late summer. A request was made to have the contractor spray weeds the third week of June and in early August.

Deb Borel was asked to send an email to the membership with a link to a website to identify noxious weeds.

B. Center Line on Roads

An owner asked if it was possible to spray a center line on Cove Blvd. Deb Borel recommended that the owner contact the County to express his concerns. An owner said he contracts with the County and will find out if it would be possible.

C. Entrance Lighting

Derek Woodman suggested enhancing the subdivision entrance with larger solar panels for lighting on both sides of the sign. This topic will be included in the survey that the Landscaping Improvement Committee will create. Dave Hammer noted that it would be possible to get power at a small cost from a transformer close by. Deb Borel noted that she had met with an electrician on site, and they said it would not be possible. Deb will re-investigate this option.

D. Amendment 6A

Bryan Webinger encouraged owners to vote in favor of Amendment 6A since it has an impact on funding for the Fire Departments.

E. Thank You

Derek Woodman thanked Summit Resort Group for the work on behalf of the Association.

XII. ELECTION OF DIRECTORS

The terms of Dennis Kaiser and Tim Nolan expired. Dennis Kaiser is willing to serve another term. The floor was opened for nominations. Jim Johns, Bryan Webinger and Bob Peterson volunteered to serve on the Board.

The three candidates present introduced themselves and provided biographical information. Secret ballots were collected and counted and Jim Johns and Bryan Webinger were elected to the Board.

XIII. SET NEXT MEETING DATE

The next Annual Meeting will be held October 19, 2019 at 9:00 am.

XIV. ADJOURNMENT

A motion was made and seconded to adjourn at 10:24 a.m.

Approved By: _____ Date: _____
Board Member Signature