

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 21, 2017**

I. CALL TO ORDER

The meeting was called to order by Derek Woodman at 9:08 a.m. in the Keystone Center Conference Room.

Board members present were:

Derek Woodman, President, 44CV
Mark McMullen, Director, 45LC

Jonathan Lerner, Vice President, 50LC
Dave Hammer, Director, 102MD

Owners present were:

Bob & Sue Peterson, 50RT
Leslie & Steven Herrman, 60MD
Kelly Lloyd, 30/32LC
Patti & Dan Burnett, 47LC
Bryan Webinger, 10LC
Dale & Verna Leighty, 26LC
James & Christine Swoll, 45HC
Isabel Rawson, 10RT
Christian Long & Natalie St. Denis, 20RT
Marcela Vos, 55SP

Thomas Baugh, 29GP
Sally Morris, 24BC
Elizabeth Gunther, 40LC
Anne & Marc Waage, 52SV
Nanci Nolan, 15LC
Joel Sprecher, 15 HC
Mollie McCarthy, 67HC
George Raynor, 14RT
Kurt Peoples, 25SP

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

II. PROOF OF NOTICE

Notice of the meeting was sent September 21, 2017.

III. DETERMINATION OF QUORUM

With 32 properties represented in person and 31 by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Kelly Lloyd made a motion to approve the minutes of the October 22, 2016 Annual Meeting as presented. Thomas Baugh seconded and the motion carried.

V. PRESIDENT'S REPORT

Derek Woodman reported that there were no big projects that took place in WPR this summer. The irrigation lines have been blown out, the remaining irrigation lines in the common area were buried. In addition, the pathway in the park was refined and repaired, the dirt pathway adjacent to Whispering Pines Road was resurfaced. The Association received the remaining 10% of the grant funds for tree removal behind Legend Circle.

Owners were encouraged to share ideas for projects with the Board.

1. An owner suggested addition of a bike or pedestrian lane along Whispering Pines Road. Derek Woodman responded that the County will not undertake these types of projects

so the Association would have to fund it. Expanding the paved surface would be difficult and very expensive.

2. An owner suggested expanding the pavilion and adding more picnic tables. Derek Woodman said the Board would take this under consideration.
3. An owner commented that there was no signage for the community garage sale. Deb Borel said that in past years, owners placed signs individually.
4. An owner appreciated that the HOA coordinated the date of the community garage sale with the Meadowood garage sales.
5. An owner requested addition of a "Dead End" sign for the cul de sac. Derek Woodman said the Board would follow up on this request with Summit County Road and Bridge.

VI. ARCHITECTURAL REVIEW COMMITTEE

There are currently three members on the Committee. One is a paid architect, one is a resident and one is a non-resident. The non-resident has offered to step down if there is an interested owner. Thomas Baugh volunteered to serve on the Committee.

The Board is charged with upholding the ARC Guidelines. Owners are responsible for knowing the guidelines and adhering to them. The guidelines address changes to homes, including fences and staining, and these types of projects require submittal of an application for approval. Owners who make changes without authorization that are not in accordance with ARC Guidelines can be required to remove them. The guidelines are posted on the website.

Questions and comments included:

1. An owner asked about pet rules. Pet owners must have a fence, which can be electric or split rail. There are specifications for the type of metal lining that is permitted, and it can extend up to 12" above the top rail. The regulations are posted on the website.
2. An owner asked if there are regular inspections to determine which homes need to be stained. Derek Woodman said the Association can require owners to stain. Deb Borel said she goes through the neighborhood several times a month but she is mainly looking for violations such as boats or RV's parked in the driveway. Board members usually bring it to her attention when homes need staining and she contacts the owners. The architect also drives around the neighborhood periodically and reports issues.
3. An owner asked how the updated landscaping requirements would be enforced. Dave Hammer said the revisions were minor and some were driven by the County. The Soda Creek requirements are different. Owners who have issues with what they are being told by the ARC should contact the Board.
4. Deb Borel explained that the guidelines can be changed to accommodate new types of materials and products. The architect keeps a list of recommended revisions throughout the year and the Board approves them annually at their March meeting.
5. There are about 20 unbuilt lots and about 145 homes constructed in WPR.

Summit Resort Group was recognized for doing a great job for the Association.

VII. FINANCIAL REPORT

A. Year-to-Date as of September 30, 2017

Deb Borel reported that as of September 30, 2017, the Association balances were \$82,181 in Operating, \$12,135 in Reserves, \$1,180 in the ARC Retainer account and \$18,018 in the ARC Compliance account.

The Profit & Loss Statement reflected a \$8,251 positive variance to budget at the end of September.

B. 2018 Budget

The 2018 Budget as written included no overall change to dues. Areas of change within the budget included:

1. HOA State Registration Fee/DORA – \$250 increase based on actuals.
2. Management Fees - \$396 increase per the contract.
3. Additional Hours - \$80 increase based on actuals.
4. Snow Removal - \$175 increase based on actuals.
5. Supplies & Materials - \$901 decrease based on actuals.

Bryan Webinger made a motion to approve the 2018 Budget as presented. Marcela Vos seconded and the motion carried.

VIII. 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 will send an email reminder to all owners about the rules regarding trash cans. She reviewed the completed projects that were not already discussed.

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. Sent owners an email reminding them to keep gas meters free of snow.
5. Posted updated ARC guidelines throughout the neighborhood.
6. Posted a link on the website regarding fire regulations in Summit County.

IX. DEVELOPER'S REPORT

Dave Hammer reported that he had planned to build two houses this summer, but he did not proceed because he could not secure contractors, and construction costs were extremely high. He has ten lots remaining that are for sale. He is planning on a phased build for Telluride Court. The dues are very well controlled and the subdivision is a great value.

An owner asked how to handle construction vehicles parked on the road for extended periods of time. Deb Borel recommended that owners contact her about such issues.

X. OLD BUSINESS

There was no Old Business.

XI. NEW BUSINESS

A. Guideline Changes

An owner submitted a request on his proxy for a prohibition on outdoor wood burning fire pits. Jonathan Lerner said the Association rules are based on the County regulations, which allow wood burning pits. Fireworks are illegal per State law.

Thomas Baugh made a motion for the Board to consider a ban on wood burning fire pits. George Raynor seconded. In discussion, an owner suggested requiring that fires be completely doused at night. Derek Woodman noted that high flames and unattended fires are illegal and owners should call the Fire Department to report violations. Fires cannot be more than 3' diameter and 2' high per International Fire Guidelines. Deb Borel will send the parameters to all owners. The motion did not carry.

B. Other General Property Items

1. George Raynor asked if owners were responsible for keeping fire hydrants clear of snow. Derek Woodman said Fire Department Rules state that hydrants on private property are an owner responsibility. Dave Hammer noted that the hydrants are all on easements so they are the responsibility of the Fire Department or the East Dillon Water District. He recommended calling the East Dillon Water District to report buried hydrants.
2. An owner commented that the street sign by Cove Boulevard disappeared after the paving project and should be replaced. The County should be asked to adjust the drainage ditch on the right side by the stop sign.
3. An owner asked if there was an area for RV parking. Derek Woodman responded that there was no storage area in Whispering Pines. There may be storage available at Swan Meadow Village for \$75/month.

XII. ELECTION OF DIRECTORS

The terms of Derek Woodman and Jonathan Lerner expired and both were willing to run again. A motion was made to nominate the two incumbents. Joel Sprecher seconded the nomination. Nanci Nolan nominated Tim Nolan. The nomination was seconded. Dave Hammer offered to resign to create a vacant third seat.

Steven Herrman made a motion to elect the three candidates by acclamation. James Swoll seconded and the motion carried.

XIII. SET NEXT MEETING DATE

The next Annual Meeting will be held October 20, 2018.

XIV. ADJOURNMENT

A motion was made to adjourn at 10:36 a.m.

Approved By: _____ Date: _____

Board Member Signature