

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 26, 2013**

I. CALL TO ORDER

The meeting was called to order at 9:07 a.m. in the Keystone Center Conference Room.

Board members present were:

Virginia Parks, President, 15GP
Bryan Stiefvater, Treasurer, 86CV
Scott Whitten, Member, 51MD

Dave Hammer, Vice President, 64HC
Jonathan Lerner, Secretary, 50LC

Owners present were:

George Brimmer, 25BC
Thomas Baugh, 18LC
Edwin Orlosky, 36LC
George Brimmer, 18GP
Rose Mary Grove, 36GP
Barry & Daria Chesnut, 27MC
Gerald Jones, 35MC
Asterios Ginis, 61SV

Dave Becker & Sandy Snyder, 15HC
Mark & Christine Russo, 32LC
Mark McMullen, 45LC
James Jackson, 34GP
Helmut Singer, 49GP
Joseph Kimak, 31MC
Shona Osbourne, 91MD
Alan Moore, 44SP

Representing Summit Resort Group were Peter Schutz, 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 26, 2013.

III. DETERMINATION OF QUORUM

With 32 properties represented in person and 23 by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Edwin Orlosky made a motion to approve the minutes of the October 27, 2012 Annual Meeting as presented. Joseph Kimak seconded and the motion carried.

V. OFFICER AND COMMITTEE REPORTS

A. President's Report

Virginia Parks said it had been a much quieter year for the Association with focus on normal maintenance and operational issues including landscaping improvements, tree planting, stump removal, work in the park and improvements around the sign. The Association is financially stable.

She commented that this was the best Board she had ever worked with; the Board members are thoughtful, responsive and available when needed. The strong working relationship with Summit Resort Group has continued and the management team conducts weekly property tours and takes initiative when there are issues.

B. Architectural Review Committee

Jonathan Lerner said there were two homes under construction, one on Gray's Peak and one on Legend. Some owners made changes to their landscaping, painted their homes and added decks. He reminded owners to inform the ARC about any planned changes to the exterior appearance of the property, including the stain/paint color specifications so this information can be kept on record.

The compliance fees are \$3,000 for a new house, \$2,000 for construction changes and \$1,000 for small projects. These fees are refunded once work is completed and approved.

VI. FINANCIAL REPORT

A. Year-to-Date as of September 30, 2013

Bryan Stiefvater reported that as of September 30, 2013 the Association balances were \$30,152 in Operating, \$46,611 in Reserves, \$5,042 in the Alpine Bank Retainer and \$11,008 in the Alpine Bank Compliance.

The Profit & Loss Statement reflected \$51,415 of actual expenditures against a budget of \$64,093 for a \$12,678 positive variance.

B. 2014 Budget

The 2014 Budget as written includes no overall change to dues. Areas of change within the budget included:

1. Insurance – \$252 increase.
2. Management Fees - \$600 increase.
3. Miscellaneous - \$852 decrease.

Joseph Kimak made a motion to approve the 2014 Budget as presented. Edwin Orlosky seconded and the motion carried.

VII. MANAGING AGENT'S REPORT

Kevin Lovett thanked the Board and owners for their support. Owners were reminded that all Association documents are posted on the website.

A. Completed Projects

1. Registered the Association with the Real Estate Commission (annual).
2. Sent mailer to all owners requesting contact information.
3. Improved landscaping including removal of dead trees and planting of new ones.
4. Inspected trees for pine beetle infestation.
5. Sent the Restated Rental Policy to all owners. Owners were reminded to provide long-term tenants information to management.

B. Future Projects

1. Install snow fence by the mailboxes.
2. Review and update Association documents for compliance with new State laws.

VIII. DEVELOPER'S REPORT

Dave Hammer reported that the number of days on the market was coming down. The market started to come back last year but then a number of newer houses came on the market, causing an increase to the available inventory. He is optimistic that it will be possible to build spec homes and sell lots to builders in the next year. Next year he will walk the section of Telluride between Habitat and Mule Deer with the County before they take it over.

There were one or two foreclosed bank-owned lots on the market earlier this year. There are no severely under priced lots remaining. A couple of lots are on the market ranging in price from \$150,000 – \$190,000. The estimated price to build is \$160 – \$180/sq.ft., depending on interior finishes.

Nine houses have closed so far this year and there are a few more under contract. He noted that the Association receives a \$500 fee per closing.

IX. OPEN DISCUSSION

An owner asked how plowing problems should be handled. Virginia Parks said any plowing problems should be reported to the management company and the management company will contact the County.

An owner commented about several broken fence posts in the park. Virginia Parks said management was aware of this and the posts will be repaired. Owners were encouraged to report such issues to management.

An owner asked if anything was done about the false chamomile growing on the lot across from the mailboxes. Deb Borel said the weeds were sprayed and the owner of the lot was billed. Owners were asked to inform management about any other areas that need treatment.

An owner asked if there was a standard for plastic play structures in yards and if something could be provided in the park as an alternative. Virginia Parks said this would be addressed later in this meeting.

X. OLD BUSINESS

A. Roads

There was general discussion about the condition of the roads in Whispering Pines. Some sections are heaving and many of the patches that were done by the County are not holding up. Scott Whitten responded that this was a County issue and repairs are dictated by available funding. The County does not currently have a schedule or funding for overlaying the roads in Whispering Pines. The Board is reluctant to use Association funds for road repairs as this could set a precedent for future work. Owners were encouraged to send letters or to call the County about the road situation. Scott will contact the County and try to get a commitment for a timeline for scheduling the work.

Gerald Jones made a motion to have the Board send a letter to the County about the roads. Edwin Orlosky seconded. In discussion, it was noted that the fix would entail complete removal of the asphalt, removal of the subsoil, replacement of the subsoil and repaving. There are some major underground water issues and clay subsoil in some

areas. The County has a very low budget for roads and they have to prioritize. Owners should realize that there will probably always be some road movement due to the composition of the subsoil. The motion carried.

B. Owner List

Kevin Lovett said state statutes do not permit publication of owner email addresses and phone numbers, even with the owner's permission. Management can provide this information individually to other owners as long as the owner has given permission for this information to be released.

XI. NEW BUSINESS

A. Park

Virginia Parks said the first hurdle encountered related to use of the park was insurance. Peter Schutz explained that the primary and secondary liability carriers would not insure any organized activities, so the Association can only promote uses that do not invite public participation. The umbrella liability carrier has stated that they would exclude a skating pond from any coverage. The potential uses should be for the benefit of the owners in the community. In the past, there have been suggestions including a volleyball court, horseshoes or a bocce ball court.

Several owners' present made new suggestions including:

1. Improve the pathways.
2. Install signage at the entry gates "For Resident Use Only".
3. Build a tennis court.
4. Plant additional landscaping to define the perimeter with a recreational use area in the center.
5. Plant a community vegetable garden.

Virginia Parks noted that some owners had indicated that they would not be in favor of any installations in the park that were not "natural" (for example, a tennis court with a fence).

Scott Whitten summarized that it appeared owners would potentially support general landscaping, improvement of the paths, a horseshoe pit, a bocce ball court and some signage.

B. Landscaping Committee

Virginia Parks said the Board was trying to reactivate the Landscaping Committee. Christi Russo, Sandy Snyder, Mark McMullen, Rose Mary Grove and Doug Jackson volunteered to serve on the Committee. It was noted that Jeff Burke was also interested in serving.

XII. ELECTION OF DIRECTORS

The terms of Bryan Stiefvater and Virginia Parks expired. Bryan had agreed to run again but Virginia Parks will not be seeking another term. Edwin Orlosky nominated Mark Russo. Joseph Kimak seconded the nomination. Joseph Kimak nominated Bryan Stiefvater. Edwin Orlosky seconded the nomination. There were no other nominations from the floor.

A motion was made to elect the candidates by acclamation. The motion was seconded and carried.

Virginia Parks was recognized by the membership for her service and leadership on the Board.

XIII. SET NEXT MEETING DATE

The next Annual Meeting will be held around the same time next year.

XIV. ADJOURNMENT

Edwin Orlosky made a motion to adjourn at 10:15 a.m. Joseph Kimak seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature