

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 17, 2017**

**I. CALL TO ORDER**

The meeting was called to order at 1:07 pm.

Board members in attendance representing a quorum were:

Derek Woodman  
Jonathan Lerner  
Scott Willis  
Dave Hammer  
Mark McMullen

Representing Summit Resort Group in person was Deb Borel.

**II. OWNER FORUM**

Notice was posted to the website and no owners, other than board members, were present.

**III. REVIEW AND APPROVE MINUTES FROM MARCH 1, 2017 BOARD MEETING**

The Board meeting minutes from the March 1, 2017 were reviewed. Derek made a motion to approve the minutes as presented. Jonathan seconded and the motion carried.

**IV. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

August 31, 2017 close

August 31, 2017 Balance Sheet reports:

- \$86,014.29 Operating
- \$12,133.00 Reserves
- \$ 399.19 Alpine Retainer (ARC)
- \$18,015.38 Alpine Compliance (ARC)

August 31, 2017 P & L vs. budget reports that the Association is \$10,563.43 under budget in operating expenses.

The Board reviewed and discussed the Accounts Receivable Report. Summit Resort Group continues to work with owners to bring them current.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

2018 Proposed Budget

The board reviewed the proposed 2018 budget that was sent via email. No increase to dues is proposed. It has been approved for presentation to owners at the annual meeting.

## **V. MANAGING AGENTS REPORT**

### Completed Items

- Irrigation blow out is complete and backflows have been pulled
- Pathway along WPR Road is complete
- Park pathway repairs are complete
- Remaining 10% grant money from Summit County has been received
- Placed classified ad for garage sale in the Summit Daily

## **VI. RATIFY BOARD ACTIONS VIA EMAIL**

Jonathan made a motion to approve the following actions that took place via email since the last Board meeting:

- 3/10/17 – Insurance renewal approved
- 3/20/17 – 2016 tax return approved
- 7/8/17 – Appointment of Mark McMullen to the Board approved
- 8/25/17 – Pathway along WPR Road approved

Mark seconded and the motion carried.

## **VII. OLD BUSINESS**

A. ARC Update – Deb Borel reported on the following:

- i. McCarthy (67 Habitat) – Underway
- ii. Raynor (14 Raindance) – Addition will begin in the spring
- iii. Herrman (60 Mule Deer) – Underway
- iv. Scheirholtz (50 Mule Deer) – Underway
- v. Gonzalez (70 Habitat Court) – Underway
- vi. McDonough (45 Canyon View Court) – New Construction – Sketch Plan Application has been submitted and fees have been collected.
- vii. Martinson (21 Mule Deer Court) – New Construction – Final will be presented tomorrow for approval. Fees have been collected.
- viii. Dave Hammer will begin construction on lot 15 in the spring.
- ix. Several fence applications and stain requests have been approved. From here forward, fence requests will be submitted to the Board for approval.

B. Owner of 46 Legend Circle have placed a metal shield under their deck. They will be required to submit the paperwork to the ARC, along with a plan to either rust or paint the surface.

C. The owners of 15 Legend Circle will be reminded that they need to stain the fence to match the house.

## **VIII. NEW BUSINESS**

A. Annual Meeting – The Board reviewed the annual meeting packet for the meeting on 10/21/17. At the annual meeting owners present will be asked if anyone is interested in serving on the Architectural Review Committee.

**IX. NEXT MEETING DATE**

The next Board meeting will be held on Saturday, October 21, 2017 following the annual meeting.

**X. ADJOURNMENT**

With no further business, Dave made a motion to adjourn at 2:04 pm. Mark seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_