

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 18, 2016**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm

Board members in attendance representing a quorum were:

Derek Woodman
Mark Russo
Jonathan Lerner
Scott Willis
Dave Hammer (via telephone)

Representing Summit Resort Group in person was Deb Borel.

II. OWNER FORUM

No Owners, other than Board members, were present.

III. REVIEW AND APPROVE MINUTES FROM JULY 28, 2016 BOARD MEETING

The Board meeting minutes from the July 28, 2016 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:

September 30, 2016 close

June 30, 2016 Balance Sheet reports:

- \$63,927.99 in Operating
- \$15,378.28 in Reserves
- \$ 5,216.73 in the Alpine Retainer (ARC)
- \$12,007.99 in the Alpine Compliance (ARC)

September 30, 2016 P & L vs. budget reports that the Association is \$3,342.18 over budget in operating expenses. It was noted that this overage is due to the lump sum payment for landscaping this year. Next year, the budget will be written to reflect this lump sum payment.

The Board reviewed and discussed the Accounts Receivable Report. Summit Resort Group continues to work with owners to bring them current. Monthly late charges are being assessed.

The Board approved the financials as presented.

2017 Proposed Budget – No increase to dues is proposed

Derek made a motion to approve the proposed 2017 budget for presentation to Owners at the annual HOA meeting. Scott seconded and the motion carried.

V. MANAGING AGENTS REPORT

Completed Items

Report Items

Pending Items

- Meeting between Dave and Deb to determine location of retention ponds
- Deb will talk to Armando concerning the park entrances. They seem to be deteriorating in areas. The interior portion seems to be holding up well.

VI. RATIFY BOARD ACTIONS VIA EMAIL

None

VII. OLD BUSINESS

A. ARC update

- i. Miller (223 Telluride) – Project underway – New Construction (window change has been made without ARC permission)
- ii. Ronto (49 Legend) – Addition – Review and Compliance fees received
- iii. McCarthy (67 Habitat) – New construction – Final approval given
Review and Compliance fees collected.
- iv. Herrman (60 Mule Deer) – New construction – Review fee collected and
Compliance deposit pending
- v. Weid (24 Telluride) – New Construction – Review fee collected and
Compliance deposit pending
- vi. Schierholz (50 Mule Deer) – New construction – Review and
Compliance fees collected and final approval given.
- vii. Ostenaar (25 Grays Peak) – Exterior Modification (enclosing deck) –
approved and fees collected
- viii. Gonzalez (70 Habitat Court) – Sketch Plan Review – All fees collected

B. Landscape Committee Report – None

C. Summer Projects

- i. Neils Lunceford reports that to bury the irrigation lines throughout the subdivision would cost \$5,500. It can be done all at once or in sections. Jonathan made a motion to approve this project to be done this year, if possible. Mark seconded and the motion carried. Once the project is complete, the Association will purchase grass seed and Derek throw it on the disturbed areas.

VIII. NEW BUSINESS

A. Annual Meeting – The Board reviewed the meeting packet.

- i. Saturday, October 22, 2016
- ii. Keystone Fire Department
- iii. Notice was sent on September 22, 2016
- iv. Mark's term is up for election. He is willing to serve another term

IX. NEXT MEETING DATE

The next Board meeting will be on Saturday, October 22, 2016 following the annual meeting to elect officers.

X. ADJOURNMENT

With no further business, Jonathan made a motion to adjourn at 6:15 pm. Scott seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____