

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 12, 2013**

I. CALL TO ORDER

The meeting was called to order at 5:39 pm

Board members in attendance representing a quorum were:

Bryan Stiefvater
Jonathan Lerner
Scott Whitten
Mark Russo

Representing Summit Resort Group in person were Kevin Lovett and 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 April 9, 2013 BOARD MEETING

- A. Scott made a motion to accept the minutes from the September 10, 2013 and October 26, 2013 board meetings as presented. Mark seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

- A. Year to Date Financials-Kevin reported on the following:

September 30, 2013

September 30, 2013 Balance Sheet reports:

- \$30,152.48 in Operating
- \$46,610.61 in Reserves
- \$5,042.08 Alpine Retainer
- \$11,007.51 Alpine Compliance

September 30, 2013 P & L vs. budget reports \$51,415 of actual expenditures vs. \$64,093 of budgeted expenditures. September 30th closes \$12,678 under budget.

The updated A/R reports that three owners owe on the special assessment. SRG will follow up with these owners regarding payment. SRG will contact 80 MD regarding their trash bill.

V. MANAGING AGENTS REPORT

- A. Completed / Report Items

- Snow fence install at the top and bottom cluster of mailboxes complete
- Collection Policy revision pending
- 2014 asphalt plan for lower mailbox area; to be reviewed in the Spring

VI. RATIFY BOARD ACTIONS VIA EMAIL

None

VII. OLD BUSINESS

There were no old business items to discuss

VIII. NEW BUSINESS

A. ARC – Jonathan Lerner presented ARC items. Update on items included:

- i. 22 Legend Circle – Baily home is progressing nicely
- ii. 20 Legend Circle – play set staining – The Board will drive by to look at this particular play set.
- iii. 16 Montane Court – Stone on fire pit and stone on posts does not match. The Board will drive by to look at the stone before any action is taken. If the Board is in agreement, the owners will be asked to replace the stone or hide it with trees. SRG will obtain a copy of the approval letter from Todd Weber.
- iv. 19 Montane Court – application and compliance fees are due for remodel project. SRG will contact owner to inform him of the required fees.
 - \$100 – Review Fee
 - \$1,000 – Compliance Fee (refundable)
- v. 37 Grays Peak – Material board submitted – it was noted that the metal needs to be “rusted”

B. Exterior Compliance Issues

- i. General
 - Play sets – The Board has decided not to take action on this. An email will be sent to owners as park improvements are made, informing them that submission is required for addition of hot tubs, trampolines, play sets, and any additional temporary structures.
 - Hot tub additions – require permission from the board and permit is required.
 - Trampolines – The Board has decided not to take a position on this.
 - Fire pits – The Board will defer to the county fire restrictions and regulations on fire pit use.
 - Basketball hoops – not permitted in then common area over night. If moved into the common area for playing basketball, the structure should be moved off of common property when not in use.
 - Un-kempt grass – SRG and the Board will review declarations with regard to requirements on individual home grounds maintenance.
- ii. 18 Brushwood Court – A fence / wind screen has been built without ARC approval. The Board will look at it before any action is taken. If the Board is in agreement, SRG will contact owner to remove the fence and go through the ARC for approval. An alternative to fence removal is to plant evergreen trees in that area that hide the fence. Either option will require ARC approval.

- C. Landscape Committee Members – Christine Russo is working to schedule a meeting with the landscape committee. This committee has requested the original landscape plans from the Association. Mark Russo will ask Dave Hammer if he has a set. The 2014 budget allows for \$11,000 for landscape improvements. The committee will present the board with a list of recommended improvements. SRG will provide the committee with the three year plan that NL created this summer as well as what was completed this year. Committee members are:
- i. Christine Russo – mcrusso34@comcast.net
 - ii. Sandy Snyder – sandyj53@gmail.com
 - iii. Mark McMullen – markmcmullen1@gmail.com
 - iv. Rose Mary Grove – rmgrove43@comcast.net
 - v. Doug Jackson – dougjackson56@gmail.com
 - vi. Jeff Burke – mtnburkes@aol.com
- D. Roads – Scott will contact the county regarding the roads in WPR. He will draft a letter to the county with owner concerns that were discussed at the annual meeting.
- E. Post Annual Meeting Mailer – The Board reviewed and approved the mailer with one change.

IX. NEXT MEETING DATE

SRG will send dates to the Board with proposed 2014 Board meetings.

X. ADJOURNMENT

With no further business, Scott made a motion to adjourn at 6:36 pm. Mark seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____