

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 10, 2015**

**I. CALL TO ORDER**

The meeting was called to order at 6:04 pm

Board members in attendance representing a quorum were:

Bryan Stiefvater – via telephone  
Scott Whitten  
Mark Russo  
Jonathan Lerner  
Derek Woodman

Representing Summit Resort Group in person was Kevin Lovett, Mike Kellett and Deb Borel. Jerry Westhoff, ARC Chair, was in attendance to discuss the ARC Guideline revisions.

**II. OWNER FORUM**

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

**III. ARC GUIDELINES REVISION**

- Jerry Westhoff presented the Board with the revised set of ARC guidelines that were created. Discussion followed and several changes were made.
- After discussion, Dave made a motion to approve the guidelines as amended subject to the changes that the Board discussed at the meeting. Jonathan seconded and the motion carried.
- The final approved copy will be sent to the Board via email and placed on the website.
- Jerry will provide a copy to County Planning for review.
- Jerry was thanked for his time and was dismissed from the meeting.

**IV. REVIEW AND APPROVE MINUTES FROM JUNE 11, 2014 BOARD MEETING**

The Board meeting minutes from the September 16, 2014 and October 25, 2014 were reviewed. Mark made a motion to approve the minutes as presented. Jonathan seconded and with all in favor, the motion carried.

**V. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

December 31, 2014 fiscal year-end close

December 31, 2014 Balance Sheet reports:

- \$38,453.03 in Operating
- \$44,847.00 in Reserves
- \$ 768.63 in the Alpine Retainer (ARC)
- \$ 2,014.72 in the Alpine Compliance (ARC)

December 31, 2014 P & L vs. budget reports that the association is \$15,600.04 under budget in operating expenses.

There is an Operating Surplus in the amount of \$14,076.97 at 2014 year-end. Mark made a motion to transfer the Operating surplus into Reserves. Dave seconded and the motion carried.

The Board reviewed and discussed the Accounts Receivable Report. Most owners are current with dues, but one owner owes \$629.46. Summit Resort Group continues to work with this owner to bring them current.

The Board discussed the major areas of variance.

## **VI. MANAGING AGENTS REPORT**

### Completed Items

- Snow fences have been placed at both upper and lower mailbox clusters. They seem to be working well to this point.
- Irrigation has been blown out.
- Fallen trees behind homes on Legend have been cut up and removed.

### Pending Items

- In the spring, Bobby Ryan of BobbyCat will mark the trees along Legend Circle that are in danger of falling on homes. In addition, if the board would like to take advantage of a grant program offered by the state, Bobby will mark the dead or dying trees in the common area behind the homes on Legend. The grant program pays 50% for the removal of any tree that an association would like to remove to create a firewall.

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

Dave made a motion to approve the action that was made via email to install Christmas lights at the entrance. This action via email was not approved. Bryan seconded and the motion carried. It was noted that installing an outlet at the entryway would require a 12-volt outlet. It could be done, but not without another solar panel added. 12 volt Christmas lights cost about \$1 per linear foot to purchase. The Board agreed not to incur this additional expense at this time.

## **VIII. OLD BUSINESS**

### **A. ARC update**

- i. Swoll – work complete – Deposit check returned.
- ii. Thompson / Wade – Work complete – Deposit check returned.
- iii. Shumacher – No update
- iv. Snyder – Remodel – Final Approval granted – In Progress
- v. Miller (223 Telluride) – Review fee has been collected. Project has been placed on hold until springtime.
- vi. Eisemann (20 BC) – Landscape plan approved. \$500 deposit collected.
- vii. Bailey (22 LC) – There are two outstanding items that the ARC require the owner to complete before approval. Baileys submitted their plans for

correcting the two outstanding items as described below. They have been approved by the ARC and will be completed in the spring. Compliance deposit will not be returned and has been transferred into the Review Account.

1. Install chimney cap
  2. Correct change of materials on an outside corner.
- B. Landscape committee report
- i. Upgrading of Parks
- C. Road Update – Dave Hammer reported that he is still funding the plowing of Telluride.
- D. Mailbox Structures – SRG and the Board discussed the progress of the project to place structures around the mailboxes, protecting them from snow drifts. The upper mailbox clusters are in County right-of-way, and they need to be moved back towards the fence. A second bid will be obtained to have this work done, as well as the structures around the mailboxes. SRG will send the Board the updated bids. Dave has agreed to do the needed asphalt work at the upper cluster when he is improving Telluride in the summer.

**IX. NEW BUSINESS**

- A. Summer / Fall BBQ – This will be tabled until the April Meeting.
- B. HB 1254 - HB 14-1254 – Beginning in 2015, there is new legislation that requires Management Companies to disclose their fees to the Board of Directors. SRG presented the Management Fee Disclosure to the Board.

**X. NEXT MEETING DATE**

The next Board meeting will be held on April 21, 2015 at 6:00 pm.

**XI. ADJOURNMENT**

With no further business, Bryan made a motion to adjourn at 7:25 pm. Dave seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

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