

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

I. CALL TO ORDER

The meeting was called to order at 6:03 pm

Board members in attendance representing a quorum were:

Virginia Parks
Jonathan Lerner
Bryan Stiefvater
Scott Whitten
Dave Hammer

Representing Summit Resort Group was Kevin Lovett and Deb Borel.

II. OWNER FORUM

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

III. REVIEW AND APPROVE MINUTES FROM SEPTEMBER 13, 2012 AND OCTOBER 27, 2012 BOARD MEETINGS

- A. Scott made a motion to accept the minutes from the September 13, 2012 and October 27, 2012 board meetings as presented. Dave seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

- A. Year to Date Financials-Deb reported on the following:
- i. December 31, 2012 Balance Sheet reports
 - \$6,095.74 in Operating
 - \$42,964.43 in Reserves
 - \$5,584.67 in Alpine Retainer
 - \$2,518.47 in Alpine Compliance
 - ii. December 31, 2012 P & L vs. budget reports that WPR is \$12,743.75 under budget
 - iii. Variance report:
- B. Variance report:
- i. 501-Legal \$4,923 over budget
 - ii. 502-Accounting \$1,513.79 over budget
 - iii. 504-Insurance \$1,094.15 over budget
 - iv. 514-Trash Removal \$2,780.26 under budget
 - v. 516-Water \$3,677.03 under budget
 - vi. 525-Landscaping \$8,900.29 under budget
 - vii. 526-Landscape \$3,656.00 under budget
 - viii. Miscellaneous \$1,341.95 under budget
- C. Approximately \$10,000 operating surplus was transferred into reserves.
- D. Board discussed Accounts Receivable and made the following comments:

- i. Dave recommended that all owners who have not paid special assessment be treated equally.
- ii. Virginia suggested that those who would like to take a loan, calculate the interest from the origination of the invoice, and divide into three pieces and have payments due including interest charges.
- iii. Bryan suggested taking total due and calculate interest from what is owed now, including late fees.
- iv. Bryan made a motion to calculate interest from what is owed by April 1, 2012, including late fee, and add interest to the total and divide by three. First payment be due no later than April 1, 2013, then the second payment in September 2013 and the final payment in September 2014. Jonathan seconded and the motion carried. SRG will contact all of the owners that owe on the special assessment and make them the same offer. In order for them to take advantage of this opportunity, they will be informed that they have to have their regular assessments paid in full.
- v. Scott made a motion to forgive debt for 187 Telluride. Jonathan seconded and the motion carried.
- vi. 32 Sage View-SRG will clarify the law from the legal council regarding super lien now that the bank owns the property.

V. MANAGING AGENTS REPORT

A. Completed Items

- i. Sent surveys to all owners requesting permission to publish-80 received to date. SRG skipped to New Business and discussed the House Bill 1237 and changes beginning January 1, 2013. The discussion is addressed below in the minutes.

VI. OLD BUSINESS

A. ARC Update

- i. ARC was presented with a house that would not fit into the subdivision. Approval was contingent on required changes to the plans. They have made these changes and approval has been granted based on the changes.
- ii. Bailey house on Legend Circle is underway
- iii. Neumeyer-home addition. Jonathan approved the addition.
- iv. Guidelines have not been changed, and there are no plans to change them.
- v. ARC will make a decision if procedural changes need to be made and make recommendation to the board at the next meeting if changes are necessary.
- vi. Jonathan said that currently there are no changes necessary to the ARC guidelines, but in the future, changes may be necessary.

VII. NEW BUSINESS

- A. SRG explained the new HB1237 (as stated above) as follows:
 - i. Ratify Board actions via email will be necessary if actions are decided between meetings and votes are done via email.
 - ii. Owner information posted on the website or made public must only include the name of the owner, mailing address and how many votes they have, unless permission is given, in writing, to provide that information.
 - iii. Board member lists must include name, address, phone numbers and email addresses.
 - iv. This bill removes the requirement for owners to state “proper purpose” when requesting association records.
- B. Records Inspection Policy Revision – Dave made a motion to approve the revised Records Inspection Policy. Scott seconded and with all in favor, the motion carried.
- C. Landscaping Plan
 - i. Dave mentioned that there are trees that are dying from lack of water. He recommended that when Neils Lunceford fires up the irrigation in the spring, they perform a walk through and do a Landscape Audit to make sure that all drips are working properly.
 - ii. Three most requested landscape improvements by owners are:
 - Improve paths in park
 - Improve paths on main road owners
 - Replace trees
 - a. SRG will ask Neils Lunceford for a three year plan to accomplish the above three items.
- D. Hernandez Foreclosure Update – bank now owns property. SRG will contact legal counsel to ask about the process once the bank takes it in foreclosure.
- E. Stop sign – if the county were to replace the stop sign, they will use metal post. Board would like to replace the sign with another wooden post. SRG will have it installed in the spring.
- F. Trashcan at mailbox – the board is not in favor of placing a trash can in the mailbox area.

VIII. NEXT MEETING DATE

The next board meeting will be held on April 9, 2013 at 6:00 pm.

IX. ADJOURNMENT

With no further business, Dave made a motion to adjourn at 7:19 pm. Scott seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____