

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 29, 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

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 JULY 14, 2015 BOARD MEETING**

The Board meeting minutes from the July 14, 2015 were reviewed. Mark made a motion to approve the minutes as presented. Derek seconded and the motion carried.

**IV. APPOINTMENT OF OFFICERS**

A. Dave made a motion to appoint Directors as follows:

- i. Derek Woodman – President
- ii. Mark Russo – Treasurer
- iii. Jonathan Lerner – Secretary
- iv. Dave Hammer – Director
- v. Scott Willis – Director

Derek seconded and the motion carried.

**V. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

January 31, 2016 close

January 31, 2016 Balance Sheet reports:

- \$80,017.79 in Operating
- \$21,058.76 in Reserves
- \$ 479.89 in the Alpine Retainer (ARC)
- \$ 4,005.46 in the Alpine Compliance (ARC)

January 31, 2016 P & L vs. budget reports that the Association is \$1,143.56 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. Monthly late charges are being assessed.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

## **VI. MANAGING AGENTS REPORT**

### Completed Items

- Irrigation blow out complete
- BobbyCat marked trees on Legend Circle that could be a fall hazard in high winds. Several owners have had trees removed.
- Forest rejuvenation is complete and the grant money has been received. A balance of 10% will be distributed after noxious weeds are sprayed in the summer. The cost of this is that of BobbyCat.
- Mailbox structures complete – This summer, a contractor will be hired to add asphalt at the upper mailbox structure as well as to remove the old piers to improve the look of the mailbox structures aesthetically. Deb will meet with a Board member to get the scope of work. Deb will also send the plans for the structures to the Board to determine if they were built to scope. The metal needs to be rusted, and it is galvanized, so it will need to be done with vinegar or acid.

### Report Items

- Neils Lunceford has presented their bid for 2016 landscape maintenance. It has decreased slightly since 2015 – Jonathan made a motion to accept the proposal and pay the invoice in full, saving the association 5% of the total cost. Dave seconded and the motion carried. SRG does not recommend paying contractors before work is complete.

### Pending Items

- Attorney interpretation of maintenance of homes language in Declaration.
- Park pathways – This work will be completed as soon as the ground has thawed.

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

There have been no actions taken via email since the last Board meeting.

## **VIII. OLD BUSINESS**

### **A. ARC update**

- i. Miller (223 Telluride) – Project underway – New Construction
- ii. Ronto (49 Legend) – Addition – Review fee received and Compliance fee pending
- iii. McCarthy (67 Habitat) – New construction – beginning stages
- iv. McNally (12 Raindance) – fireplace bump out. Approved and fees collected.

- v. Woodman (44 Canyon View) – Deck – approved and fees collected and Compliance fee returned.
- vi. Jillson (22 Brushwood) – landscape application approved. Fees collected. Inspection pending.
- vii. Johns (28 Brushwood) – deck addition request. Fees collected and inspection pending.
- viii. Ehrlich (20 Mule Deer) – deck addition request. Fees collected and inspection pending.
- B. 47 Legend Circle is under contract to close soon. Buyer is the head of Search and Rescue and has requested that he be allowed to park the Search and Rescue truck in driveway when he is on duty. The Board agreed that the truck may be parked in the driveway.
- C. ARC Guideline Revision Review – The Board reviewed the packet provided, which detailed the proposed changes to the ARC Guidelines. After discussion, several revisions were made to the proposed changes. Deb will send Board the final guidelines after the changes have been made. They will also be placed on the website.
- D. Landscape committee report – No Landscape Committee report was given.

**IX. NEW BUSINESS**

- A. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- B. WPR Road – Derek spoke to the new person in charge of Road and Bridge, Tom Gosiorowski. He stated that WPR Road was a priority for repair in 2016. Tom is in the process of determining a budget for permanent repairs this summer.
- C. Inspections – Dave and Deb will meet in June and determine where the retention ponds are. Every few years, they need to be mucked out.
- D. Projects to consider this year are as follows:
  - i. Enhancements to the playground
  - ii. Walkways coming down WPR road
  - iii. Extra solar panel behind sign
  - iv. Street signs – stain stop signs and mailbox structures
- E. Innovative Energy will be asked to inspect the solar panel and batteries at the entrance sign.

**X. NEXT MEETING DATE**

The next Board meeting will be held on poll at the beginning of May for meeting in May.

**XI. ADJOURNMENT**

With no further business, Dave made a motion to adjourn at 7:32 pm. Mark seconded and the motion carried.

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

Board Member Signature

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