

# WHISPERING PINES RANCH

## HOMEOWNERS' ASSOCIATION

### ANNUAL MEETING

August 29, 2009

The regularly scheduled Annual Meeting of the Whispering Pines Ranch Homeowners' Association was held on Saturday, August 29, 2009, in the Keystone Center. The meeting was called to order at October 11, 2008, at 9:07 A.M.

### ROLL CALL

Pursuant to the Bylaws, the representation of twenty percent (30 units) is required to constitute a quorum. The unit owners noted below fulfilled said requirement:

Unit #	Owner Present	Unit #	Owner Represented by Proxy
30 LC	Lloyd Gates	28 LC	Scarlett Lewark
32 LC	Lloyd Gates	42 LC	Donald and Mary Peirson
34 LC	Marketa Jonas-Hagy	44 LC	Bob and Carrie Foth
36 LC	Edwin Orlosky	20 LC	Kathy Jo and Dave Pheiffer
41 LC	Ted Sokolis	16 LC	Maria and Roger Morlae
50 LC	Jonathan Lerner	27 HT	Mitchell and Shirley Fox
20 MC	Walt Grande	70 HT	Jennifer and Johnathan Goslau
27 MC	Daria and Barry Chesnut	23 LC	Michael and Deborah Carpenter
31 MC	Linda and Joseph Kimak	85 CV	Elizabeth and Stephen Gunther
35 MC	Gerald Jones	15 GPT	Virginia Parks
26 GPT	Bob and Sue Thibault	38 SV	Salome and Robert Vesco
15 HT	Karen Harsch	223 TC	David Miller
16 HT	Helga and Alastair Stone	80 MD	John Schierholz
10 LC	Dru Dunham	24 RT	Finbar Raindance, LLC
12 LC	Michelle and Neil Eckstein		
21 LC	Nicoletter Loth		
14 BWC	Bruce Shults		
25 BWC	George Brimmer		
27 BWC	Charlotte Springer		
44 CV	William Leigh		
65 CV	Sharon Farmer		
18 GPT	Brimmer Construction		
94 SP	Jeff Walters		
15 SV	Jo Laird		
44 SV	Renee Apfelbeck		
61 SV	Ashima and Asterios Ginis		
103 MD	Ralph Rudder		
40 MD	Geoffrey Darst		

<b>91 MD</b>	<b>Sharon Osborne</b>		
<b>14 RT</b>	<b>George and Phyllis Raynor</b>		
<b>17 RT</b>	<b>Paul and Denise Harrison</b>		
<b>19 RT</b>	<b>Linda Shannon Hills</b>		
<b>14 SP</b>	<b>Kerri Rougemont</b>		
<b>25 SP</b>	<b>Kurt and Carol Peoples</b>		
<b>34 SP</b>	<b>Cathie Sander</b>		
<b>55 SP</b>	<b>Marcela Vos</b>		

Present from Wildernest [WPM] were Sheila Skaggs, HOA Liaison, Barb Walters, Director of HOA's, Karen Harsch, future Director of HOA's, Daniel Vlcek, Wildernest Off Mountain Director of Property Management and Travis Glynn, Property Manager.

Proof of notice of meeting was noted.

## **APPROVAL OF MINUTES**

**RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE OCTOBER 11, 2008 ANNUAL MEETING WERE APPROVED AS WRITTEN.**

## **REPORT OF PRESIDENT**

Alastair Stone, President, thanked all those at the meeting. Mr. Stone also acknowledged the hard work that the Board of Directors has done in the last year. It is a voluntary position and all meetings and activities are voluntary. Some of the recent activities include open space maintenance and encroachment, lot maintenance, trash bins, pigeons, spruce beetle problems, pine beetle problems, tree cutting and pruning, road problems, tree planting, pulling weeds, light pollution, grill smoke complaints, storage complaints, signs, etc. Mr. Stone stated that he tries to attend all Summit County Commissioners meetings, Snake River District meetings, Dillon Town Council meetings, and had to resign the Optimist Club. The focus of the HOA has concentrated and will continue to concentrate on the road problems at WPR.

If the membership needs information about the Board of Directors activities, please refer to the website at [www.wildernesthoa.com](http://www.wildernesthoa.com).

The Summit County Road and Bridge meetings have involved Rick Potius, John Paul Polhemus, Dave Beard, and HP Geotech. The County wants Whispering Pines Ranch roads to be privatized or pay \$1,000,000 to maintain and improve the roads. The Board found the Summit County proposals to be not acceptable. During the course of four meetings, various compromises have been discussed. Gallipo performed snow removal one year, then Hilco on another year and Summit County has done it since then.

Linda Shannon Hills presented Mr. Stone with a Certificate of Appreciation and his check back that was submitted to purchase a stone bench. The bench is a gift to Mr. and Mrs. Stone for their dedication to the HOA this year.

## **REPORT OF DEVELOPER**

Dave Hammer reported:

- There has been some discussion with Rick Potius, Summit County on ownership of the signs in WPR.
- The sprinkler systems that run under culverts have to be placed underground now.

- An independent Engineer from HP Geotech was hired by Summit County to review the road conditions at WPR. There are reports from different entities on this subject at the Summit County Road and Bridge Department going back to 2001. The bulk of the road costs are in Asphalt.
- The Road and Bridge estimates are inflated.
- Telluride, Mule Deer and Snow Peak are Mr. Hammer's responsibility because it is not developed out yet.
- The playground is a huge success.
- The Developer Financial Audit is being done at this time and should be completed soon.
- Mr. Hammer expressed his desires to remain on the Board of Directors for another term. He will continue to work with Summit County Road and Bridge regardless of whether he is on the Board or not. Several owners and Board members expressed their opinion on whether Dave should be on the Board of Directors for another term. A discussion was also held concerning bringing the Board member total to seven instead of five. The HOA ByLaws state that there will be 5 members and the Articles of Incorporation state there can be up to seven. A discussion ensued about electing 7 Board members.
- Road maintenance – Galipo, the previous developer, rebuilt Montane. Dave Hammer, rebuilt Greys Peak, Brushwood, Legend Circle, and Raindance Trail in 2005. The County needs to take ownership of this now.
- HP Geotech is responsible for providing the independent evaluation report to Summit County.
- A discussion was held concerning the definition of "probationary status" for the WPR roads.
- A discussion was held on whether to seek legal counsel for the road ownership issues.
- The construction excavation hole on Telluride was filled in by Dave Hammer for safety concerns.

All were reminded to be proactive with the County concerning road repair, as there seems to always be inadequate funding for County roads.

## **REPORT OF MANAGEMENT**

### **Wilderness Property Management**

Wilderness Property Management was represented by Barb Walter, Director of HOA's, Karen Harsch, future Director of HOA's, Sheila Skaggs, HOA Liaison, Travis Glynn, Property Manager, Daniel Vicek, Director of Off Mountain Properties.

WPM's basic responsibilities are: accounting, meetings, administrative needs, property management [on call] and negotiating.

In the back of the meeting room is a table with information on different services that Wilderness Property Management can provide.

The Wilderness/Whispering Pines Ranch liaison is Sheila Skaggs, 970 468 6291x225. Owners are encouraged to contact her with their questions or needs.

The sign in sheets have all the owners' pertinent information on them. The owners should validate the information. If changes are needed, the owner can submit those changes to the HOA Liaison or write it on the sign in sheets. Email addresses are very important so owner information can be sent out via email instead of USPS.

Wilderness has a carpet-cleaning department. Other services that the owners can contract directly with WPM include:

- Housekeeping
- Snowplowing/Shoveling

- Hot Tub Maintenance
- Lawn Care
- Noxious Weed Eradication
- Security Checks

Ms. Harsch provided the Real Estate report – 12 actives and 2 solds.

Owners were reminded that their website posts the financials, the minutes, rules and other Association related items. The address is: [www.wildernesthoa.com](http://www.wildernesthoa.com).

## **FINANCIAL CONSIDERATIONS**

The August financials were reviewed. The Balance Sheet reflected that the Operation Account's Assets are \$113,955.88, liabilities are \$23,792 and equity is \$90,163.19.

The revised 2010 Budget was reviewed. Some changes have been noted in eliminating unnecessary accounts. Since the Annual meeting was moved to August, the Budget will not be approved and ratified at this time. It was noted by some owners that moving the Annual meeting to August does not gain the HOA any benefits and should be moved back to match the fiscal year.

The Budget will include \$2,500.00 allocated to improve the ARC guidelines.

Ms. Shannon-Hills stated that landscaping bids will be sent out so the forecast for landscaping in the Budget needs to be adjusted. Greenscapes has not been responsive to requests so part of the landscaping bid will include irrigation topics.

## **OPEN SPACE COMMITTEE**

The committee this year has been busy with pulling noxious weeds, installing the playground equipment and coordinating the construction of the Pavilion.

The playground came in under budget.

The Pavilion is on schedule to be completed soon.

The noxious weeds have been pulled or sprayed and any disturbed earth will be sprayed as a preventive measure.

Some families have adopted the berms in the park to maintain and decorate. The decorative bark was donated.

Mr. Kirk Johnson is providing stone benches for owners or the HOA to purchase at a great discount. The normal price is \$350.00 each but is being provided to WPR for \$100.00 each.

The gravel paths will be addressed once construction work is complete.

An owner suggested that message boards should have postings of events at the park.

Ballots were distributed to name the park. After tallying the votes, the winner is "Whispering Pines Park" as suggested by Virginia Parks.

## **RULES AND REGULATIONS**

It was noted that there seems to be more awareness about cleaning up after pets. The trashcan at the trailhead has been removed. Owners are expected to pack out pet refuse. Mutt mitts are provided.

It was noted that the Wildernest Website looks great now.

Open space encroachment needs to be addressed. Some owners are mowing and planting into open spaces next to their lots. Some open space needs to have restrictions on children playing, walking, etc. due to the fresh grass plantings.

The Rules and Regulations of WPR are being enforced on a regular basis. WPM will monitor the subdivision every month for violations. Violation notices are to be sent out and fines will be levied according to the fine schedule as noted on the WPR Policies.

## **ELECTION OF DIRECTORS**

Dave Hammer's term is terminated as of the Annual Meeting. Linda Shannon Hills resigned her position as of this meeting. Kerri Rougemont resigned and Greg Schrammeck resigned in the last few weeks. Virginia Parks has volunteered to serve on the Board to replace Greg Schrammeck. Written ballot vote was taken.

Johnathon Lerner, Dave Hammer and Scarlett Lewark were elected to the Board of Directors.

## **ADJOURNMENT**

The meeting adjourned at 12:35 PM.

# **WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING August 29, 2009**

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened for the purpose of electing officers.

The following was determined:

President	Alastair Stone
Secretary	Dave Hammer
Treasurer	Virginia Parks
At Large	Johnathon Lerner
At Large	Scarlett Lewark