

WHISPERING PINES RANCH

HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

October 30, 2010

The regularly scheduled Annual Meeting of the Whispering Pines Ranch Homeowners' Association was held on Saturday, October 30, 2010, in the Keystone Center. The meeting was called to order, at 9:08 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
24 BC	Timothy Morris	12 RT	Patrick McNally
25 BC	George Brimmer	18 GP	George Brimmer proxy to Larry Stone
25 SP	Kurt Peoples	43 GP	Steve Lunney proxy to Joe Grove
27 MC	Daria Chesnut	21 LC	Nicolette and James Fisher proxy to Dru Dunham
29 GP	Robert and Sue Thibault	41 LC	Theodore Sokolis proxy to Ed Orlosky
31 MC	Joseph Kimak	71 MD	Joe Farrar proxy to Scott Whitten
32 MC	Kelly Lloyd	70 HC	Eric Goslau
34 LC	Marketa Jonas-Hagy	20 MD	Joseph Wray proxy to Michelle Knight
34 SP	William Sander	91 MD	David and Sharon Osborne
35 MC	Gerald Jones	21 LC	Nicolette Loth
224 TC	Dave Hammer	34 GP	Alfred Boughton
230 TC	Dave Hammer	40 GP	Mark Gretsas proxy to Joe Grove
237 TC	Dave Hammer	15 HC	Karen Harsch
36 GP	Joseph Grove	49 LC	Nancy Ronto
64 HT	Dave Hammer	27 HC	Mitchell Fox
70 HC	Johnathan Goslau	17 RT	Paul and Denise Harrison
80 MD	John Schierholz	44 LC	Carrie Foth
28 LC	Scarlett Lewark	28 BC	Sara Austin
224 TC	Dave Hammer	27 BC	J Springer
230 TC	Dave Hammer	25 LC	MG Whitmore
36 LC	Edwin Orlosky	18 BC	Olek Sniezico
40MD	Geoff Darst	38 MC	Patti Jones proxy to Scarlett Lewark
44 SV	Renee Apfelbeck	61 SV	Asimina Ginis proxy to Renee Apfelbeck
		25 GP	Lynn Meyer and Greg Schrammeck proxy to Virginia Parks

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50 LC	Johnathon Lerner	19 RT	Linda Shannon Hills proxy to Virginia Parks
51 MD	Scott Whitten	12 RT	Patrick McNally
55 SP	Marcela Vos	18 GP	George Brimmer proxy to Larry Stone
50 TC	Dave Hammer	43 GP	Steve Lunney proxy to Joe Grove
74 TC	Dave Hammer	21 LC	Nicolette and James Fisher proxy to Dru Dunham
100 MD	Michelle Knight		
102 MD	Dave Hammer		
10 LC	Dru Dunham		
12 LC	Michelle Eckstein		
130 TC	Dave Hammer		
14 RT	George Raynor		
154 TC	Dave Hammer		
15 GP	Virginia Parks		
16 HT	Alastair and Helga Stone		
174 TC	Dave Hammer		

Present from Wildernest [WPM] was Sheila Skaggs, Community Association Manager

Proof of notice of meeting was noted.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE MINUTES OF THE AUGUST 29, 2009 ANNUAL MEETING WERE APPROVED AS WRITTEN.

REPORT OF PRESIDENT

Alastair Stone, President, thanked all those at the meeting. Mr. Stone presented the presidents report of the years activities. Most of the focus this past year has been the Summit County Road issue. Summit County wants WPR to privatize the subdivision roads which would involve taking over all maintenance and snow removal activities. The Board has been very active in the county meetings in the past few months to deal with this issue. The status at the moment is that the county has agreed to take responsibility over the main road, Whispering Pines Ranch Road. The maintenance except snow plowing of the, side roads will be the responsibility of WPR/developer until October 31, 2011. At that time, the developer must complete some repair work and when it is approved, Summit County will assume responsibility of those roads.

If owners need information about rules and regulations, Board contact info, etc. please refer to the website at www.wildernesthoa.com.

Virginia Parks presented Mr. Stone with a plaque of appreciation for his service to the community.

REPORT OF DEVELOPER

Dave Hammer reported:

- The Whispering Pines Ranch road discussions are ongoing. Summit County has recently laid off two of the county employees that were heavily involved in the meetings. The county puts dedicates more funds

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towards open space and trail maintenance than improving established roads. The costs of repairing the side roads must be the responsibility of the HOA ~ \$100,000.

- The Summit County bus service that ran through WPR has been eliminated as of November 17, 2010. The bus stop at Summit Cove will remain as is.
- The storage lot possibility in Meadow Wood is still being negotiated.

REPORT OF MANAGEMENT

Wilderness Property Management

Wilderness Property Management Sheila Skaggs, Community Association Manager.

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

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

The new website was discussed. It is very important that owners provide their email address to WPM for more efficient communication. The website posts the financials, the minutes, rules and other Association related items. The address is: www.wildernesshoa.com.

FINANCIAL CONSIDERATIONS

The September financials were reviewed. The Balance Sheet reflected that the Operation Account's Assets are \$72,243.57, liabilities are \$18,066.18 and equity is \$54,177.39.

Contributed capital and interest earnings will be negligible for the next year.

The projected costs for landscaping are on target at \$27,000.

The water usage for irrigation is down this year but the cost savings will not be realized until next year.

An owner would like the Wilderness Management contract evaluated for better rates and services with another company. Mr. Hammer discussed the savings that WPR is able to participate in through the bulk contracts Tony Snyder obtains.

The Board approved 2011 Budget was reviewed which **includes** a \$15.00/unit/year dues increase. The WPM accounting department will send out new statements with the dues increase.

RESOLUTION: Upon motion made, duly seconded, and approved by the membership with two objections, the 2011 Budget was ratified.

OTHER MATTERS

An owner would like the Declaration changed to allow short term rentals.

RESOLUTION: Upon motion made, duly seconded, and carried with 6 objections, the membership voted not to pursue changing the Declaration allowing short term rentals.

An owner commented that people are doing good about keeping dogs confined to their own property.

Weeds on lots are the responsibility of the lot owner. The lots have to be maintained or the weeds spread wildly to adjoining lots.

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A downed tree needs to be cut up and removed from the common area next to the Scanlan residence.

Outside wood burning fire pits are dangerous to the neighborhood and should not be used.

Landscaping - trees have been trimmed and the pine beetle dead cut down. The park and pavilion look great and the residents have used it regularly.

An owner explained the installation and benefits of solar panels. With rebates and incentives, he saved approximately \$18,000.

ELECTION OF DIRECTORS

Virginia Park's term has terminated. She has fulfilled the term created by the vacancy of Greg Schrammeck's resignation. Alastair Stone's term has terminated. Virginia has volunteered to serve on the Board for another term. Alastair will not run for another term. Brian Stiefvater, 86 Canyon View, has volunteered to serve on the Board.

RESOLUTION: Upon motion made, duly seconded, and unanimously the Board is re-elected by acclimation.

ADJOURNMENT

The meeting adjourned at 12:35 p.m.