

**WHISPERING PINES RANCH ASSOCIATION
ANNUAL HOMEOWNER MEETING
October 25, 2014**

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m. in the Keystone Center Conference Room.

Board members present were:

Bryan Stiefvater, President, 86 CV	Scott Whitten, Vice President, 51MD
Mark Russo, Treasurer, 31 LC	Jonathan Lerner, Secretary, 50LC
Dave Hammer, Director, 102MD, 50,74,104,130, 154, 174, 190, 224, 230, 237 T, 64HC	

Owners present were:

Michael and Teal Jillson, 22 BC	Tim Morris, 24 BC
Scarlett Lewark, 28 LC	Mark & Christine Russo, 32LC
Mark McMullen, 45 LC	Nick Shama, 47 LC
Doug Jackson, 34GP	Geoff Darst, 40 MD
Shona Osbourne, 91MD	Renee Apfelbeck, 44 SV
Kurt Peoples, 25 SP	Marcela Vos, 55 SP
Rick Meckstroth, 63 T	Derek Woodman, 44 CV
Phylis Raynor, 14 RT	Dave Becker, 15 HC

Representing Summit Resort Group were Kevin Lovett, Mike Kellett and Deb Borel.

II. PROOF OF NOTICE

Notice of the meeting was sent September 25, 2014.

III. DETERMINATION OF QUORUM

With 32 properties represented in person and 31 by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Nick Shama made a motion to approve the minutes of the October 26, 2013 Annual Meeting as presented. Doug Jackson seconded and the motion carried.

V. OFFICER AND COMMITTEE REPORTS

A. President's Report

Bryan Stiefvater reported that this year was a quiet year for the HOA. Two notable activities revolved around landscaping and ARC.

- Landscaping – A committee was formed at last year's annual meeting. \$11,000 was budgeted for improvements. The goal was to have projects that benefited the entire neighborhood. The two major landscaping improvements are as follows:
 - Flower bed improvements by the entrance
 - Mailbox enclosures around the upper and lower clusters of mailboxes will be installed. Work should begin this weekend. The idea is to help keep them more accessible in the winter.

B. Architectural Review Committee

Bryan Stiefvater reported that Todd Weber resigned from the ARC. The Board felt that with Todd's resignation, there was an opportunity to restructure the committee to be more functional.

- Total of three members including new Committee Architect, Jerry Westhoff, and the other two members are Jeff Walters and Tim Scanlan.
- ARC meetings are held every third Wednesday of the month.
- Jerry Westhoff, JW Architecture, is doing a great job in the position of Committee Architect. He is in the process of updating the ARC Guidelines.
- As the neighborhood matures, the type of projects/requests are changing. There are fewer new construction requests and more remodel and addition requests.
- SRG is also taking a larger role, with Deb Borel keeping meeting minutes and serving as a point of contact for all of the requests.
- Outstanding projects include:
 - 2 recently completed homes (just received CO)
 - Several remodels underway
 - Once major landscape project underway
 - Several homes stained this year, one with an approved color change.

The Board continues to be a great group to work with, and are reliable and responsive when meetings are needed. Board meetings tend to be productive with a lot of good debate that helps flesh out ideas. Bryan thanked the Board for their continued service.

Summit Resort Group, the Property Management Company, has also been an indispensable partner in the HOA. Their dedication and willingness to help continues to impress the Board. Bryan thanked Summit Resort Group for their help with the association.

VI. FINANCIAL REPORT

A. Year-to-Date as of September 30, 2014

Kevin Lovett reported that as of September 30, 2014 the Association balances were \$48,028 in Operating, \$56,402 in Reserves, \$8,297 in the Alpine Bank Retainer and \$9,512 in the Alpine Bank Compliance.

The Profit & Loss Statement vs. Budget reports that the association is \$12,821.91 under budget in year to date Operating expenses.

All Owners are current with dues.

Association financials are always posted on the website.

B. 2015 Budget

The 2015 Budget as written includes no overall change to dues.

Marcella Vos made a motion to approve the 2015 Budget as presented. Derek Woodman seconded and the motion carried.

VII. MANAGING AGENT'S REPORT

Kevin Lovett thanked the Board and owners for their support. Owners were reminded that all Association documents are posted on the website.

A. Completed Projects

1. Registered the Association with the Real Estate Commission (annual).
2. Continue to stay compliant with legislative requirements.
3. Mailbox structures are being built around both clusters of mailboxes.
4. Sprayed for Pine Weevil on trees that were infected.
5. Sent Owners a reminder regarding weeds, garage sale, pets and stain request.
6. Board continues to work with the County regarding roads in the neighborhood.

VIII. DEVELOPER'S REPORT

- A. Dave Hammer reported that with the record wet year, there are three manholes that are not completely stable, so he is delaying the takeover of the roads by the County until they are stabilized. Dave plans to build a spec home next spring.
- B. The County did have plans to spend money on the roads in WPR, but due to the Montezuma Road washout, all of their funds were expensed fixing that road.
- C. An Owner reported that there was a hole forming by the upper cluster of mailboxes.
- D. Owners are asked to call the county regarding road issues.
- E. Scott reported that the County would do an assessment of the roads in WPR. The owners are asked to contact John "JP" Polhemus (Road and Bridge) at (970) 668-3590 regarding this. Board continues to work with the county regarding WPR roads. The County Commission meets on the fourth Tuesday of every month. Owners are encouraged to attend these meetings.
- F. Shona Osbourne asked about the manhole on Mule Deer that continues to sink. Dave Hammer will look into this.

X. OLD BUSINESS

There were no old business items to discuss.

XI. NEW BUSINESS

- A. Doug Jackson reported that the design of the mailbox structures would mimic the entry sign. An engineer is currently adjusting the plans so they can obtain County approval.
- B. The Landscaping Committee reports to the board with suggestions for upgrading the neighborhood. They were thanked for their service.
- C. An Owner reported that they discovered Dwarf Mistletoe on a brushwood pine in their yard. Owners are encouraged to keep an eye on their trees and remove the effected parts, if apparent.
- D. Owners are encouraged to watch their garbage on Thursday evenings. Bears are out before hibernation.

XII. ELECTION OF DIRECTORS

The terms of Scott Whitten and Jonathan Lerner expired. Jonathan had agreed to run again but Scott will not be seeking another term. Scott Whitten nominated Scott Willis. Jonathan Lerner seconded the nomination. Doug Jackson nominated Jonathan Lerner. Dave Hammer seconded the nomination. Derek Woodman volunteered to serve. There were no other nominations from the floor.

Voting ballots were distributed and owners voted. Jonathan Lerner and Derek Woodman were elected to the Board.

Scott Whitten was recognized by the membership for her service and leadership on the Board.

XIII. SET NEXT MEETING DATE

The next Annual Meeting will be held on Saturday, October 24, 2015.

XIV. ADJOURNMENT

Doug Jackson made a motion to adjourn at 9:51 a.m. Shona Osbourne seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature