

**WHISPERING PINES RANCH ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 24, 2015**

**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:

President, Derek Woodman 44 Canyon View Ct

Treasurer, Mark Russo 31 Legend Circle

Secretary, Johnathan Lerner 50 Legend Circle

Owners present were:

44 SV Renee Apfelbeck

22 BC Michael Jillson

45 LC Mark McMullen

36 GP Joe and Rose Mary Grove

47 LC Nicholas Shama

49 GP Helmut Singer

25 SP Kurt Peoples

45 HC James and Christine Swoll

55 SP Greg and Marcela Vos

44 CV James Woodman

4 RT George Raynor

Representing Summit Resort Group was Kevin Lovett.

**II. PROOF OF NOTICE**

Notice of the meeting was sent September 24, 2015.

**III. DETERMINATION OF QUORUM**

With 14 properties represented in person and 42 by proxy a quorum was confirmed.

**IV. APPROVE PREVIOUS MEETING MINUTES**

Greg Vos made a motion to approve the minutes of the October 25, 2014 Annual Meeting as presented. James Swoll seconded and the motion carried.

**V. PRESIDENT REPORT**

President Derek Woodman thanked all of the Owners for attending. He reported on the major projects occurring at Whispering Pines Ranch over this past year to include the construction of the mailbox enclosures which is nearly complete, the tree removal and fire mitigation project which is complete and was partially funded by a Summit County grant and the pathway improvement project which has just started in the park area. He thanked Gates and Kelly Lloyd for allowing access through their property to complete the fire mitigation tree work! President Woodman stated that the Association has \$9000 allocated for improvements each year and if Owners have any thoughts for improvements, large or small, to please let the Board know! Improvement ideas such as sign post upgrades, path work and irrigation line hose "covering" are a few of the items on the current list. President Woodman also thanked Summit Resort Group for their work this past year.

**VI. FINANCIAL REPORT**

A. *Year-to-Date as of September 30, 2015*

Kevin Lovett reported that as of September 30, 2015 the Association balances were \$61,369 in Operating, \$16,378 in Reserves, \$1,125 in the Alpine Bank Retainer and \$4,003 in the Alpine Bank Compliance.

The Profit & Loss Statement vs. Budget reports that the association is \$11,531 under budget in year to date Operating expenses.

All Owners are current with dues.

Association financials are always posted on the website.

*B. 2016 Budget*

The 2016 Budget as written includes no overall change to dues.

Joe Grove made a motion to approve the 2016 Budget as presented. Nick Shama 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*

Kevin reviewed completed projects to include:

1. Registered the Association with the Real Estate Commission (annual).
2. Continue to stay compliant with legislative requirements.
3. Mailbox structures have been 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. Park pathway improvements underway
7. Tree removal / fire mitigation project complete and 50% funded by Summit County grant
8. Forest rejuvenation complete behind homes on Legend Circle

**X. OLD BUSINESS**

There were no old business items to discuss.

**XI. NEW BUSINESS**

Owners present discussed the condition of Whispering Pines Ranch Road. Whispering Pines Ranch Road belongs to and is the responsibility of the County. The Owners stated that the road was in poor shape and a hazard to vehicles and people. Owners are encouraged to contact Summit County Commissioners to voice their concerns on the road and lobby for the County to complete repairs. The Board will send information to Owners of who to contact from the County regarding the road condition.

**XII. ELECTION OF DIRECTORS**

Dave Hammers term was up for renewal this year and there was one vacant position available. Derek Woodman nominated Scott Willis to serve on the Board and Dave Hammer was re-nominated as well. Upon discussion, Jonathan Lerner moved to elect Scott Willis and Dave Hammer to the Board; Derek seconds and the motion passed.

**XIII. SET NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, October 22, 2016.

**XIV. ADJOURNMENT**

James Swoll made a motion to adjourn at 10:51 a.m. Mark McMullen seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature