

**WHISPERING PINES RANCH ASSOCIATION  
ANNUAL HOMEOWNER MEETING  
October 22, 2016**

**I. CALL TO ORDER**

The meeting was called to order at 9:05 a.m. in the Keystone Fire Department.

Board members present were:

President, Derek Woodman 44 Canyon View Ct

Treasurer, Mark Russo 31 Legend Circle

Secretary, Johnathan Lerner 50 Legend Circle

Director, Dave Hammer, multiple (12) properties

Director, Scott Willis, 68 Canyon View Court

Owners present were:

40 MD Geoff Darst

14 RT Phillis Raynor

25 SP Kurt Peoples

29 GP Tom Baugh

36 GP Joe and Rose Mary Grove

30 and 32LC Kelly Lloyd

45 LC Mark McMullen

52 SV Marc and Anne Waage

Representing Summit Resort Group was Kevin Lovett.

**II. PROOF OF NOTICE**

Notice of the meeting was sent September 22, 2016.

**III. DETERMINATION OF QUORUM**

With 25 properties represented in person and 31 by proxy a quorum was confirmed.

**IV. APPROVE PREVIOUS MEETING MINUTES**

Geoff Darst made a motion to approve the minutes of the October 24, 2015 Annual Meeting as presented. Kelly Lloyd seconded and the motion carried.

**V. PRESIDENT REPORT**

President Derek Woodman thanked all of the Owners for attending. He also thanked the Board for their service as well as Summit Resort Group for their work in the past year. He reported on the major projects occurring at Whispering Pines Ranch over this past year to include:

- Asphalt installation at upper cluster of mailboxes
- Rock placement at lower cluster of mailboxes
- Park pathways are complete and will be evaluated in the spring to determine if repairs are needed.
- Removed rocks from around the playground
- WPR Road has been paved by the county

- All of the irrigation lines in the neighborhood will be buried in the next couple of weeks.

## **VI. FINANCIAL REPORT**

### **A. Year-to-Date as of September 30, 2016**

Deb Borel reported that as of September 30, 2016 the Association balances were as follows:

- \$63,927.99 in Operating
- \$15,378.28 in Reserves
- \$5,216.73 in the Alpine Bank Retainer (ARC Account)
- \$12,007.99 in the Alpine Bank Compliance (ARC Account)

The Profit & Loss Statement vs. Budget reports that the Association is \$3,342.18 over budget in year to date Operating expenses. This is due to the lump sum payment for landscape maintenance this year. Next year, the budget will be written to reflect this lump sum payment.

All Owners are current with dues.

Association financials are always posted on the website.

Tom Baugh made a motion to transfer any Operating surplus into Reserves at the end of 2016. Jonathan Lerner seconded and the motion carried.

### **B. 2017 Budget**

The 2017 Budget as written includes no overall change to dues.

Tom Baugh made a motion to approve the 2017 Budget as presented. Jonathan Lerner seconded and the motion carried.

## **VII. MANAGING AGENT'S REPORT**

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

### **Completed Projects**

Deb reviewed completed projects to include:

1. Registered the Association with the Real Estate Commission (annual).
2. Continue to stay compliant with legislative requirements.
3. Sprayed for Pine Weevil on trees that were infected.
4. Sent Owners a reminder regarding weeds, garage sale, pets and stain request.
5. Updated ARC Guidelines have been placed on the website.

## **VIII. DEVELOPERS REPORT**

### **A. Dave Hammer reported the following:**

- a. The County will address the Mule Deer road failure in the spring.
- b. There are issues with Telluride road failure as well. Dave continues to address these issues.

- c. Developer still has 12 lots in the neighborhood. They will begin building on them 3 or 4 per year, until they are all sold. The square footage of the homes will be between 2,800 and 3,500.
- d. Some trees in the neighborhood have died and removed, and need to be replaced.

**IX. OLD BUSINESS**

There were no Old Business items to discuss.

**X. NEW BUSINESS**

- A. Summit Stage in WPR – An Owner would like to have the Summit Stage route come back into WPR. Dave Hammer commented that when the roads were constructed, they were not built to withstand the weight of busses. This topic will be placed on the agenda for discussion at the next Board meeting. Other neighboring Associations will be contacted for their feedback.
- B. Open Fire Bans – An Owner asked why Summit County did not have open fire bans, when neighboring counties enforce them. Derek Woodman explained the three levels of fire bans, and the process that must be followed to put them into place. There has been no fire ban in the last two years in Summit County. County fire pit requirements will be placed on the website.
- C. RV Storage – An Owner asked if the Board had ever discussed RV Storage in WPR. Mark Russo reported that it had been discussed, and there is no large enough land parcel in the subdivision to store RV's.

**XI. ELECTION OF DIRECTORS**

Mark Russo's term was up for election this year. He has indicated his willingness to continue serving on the Board. Dave Hammer nominated Mark Russo. Derek Woodman seconded. With no other nominations, Mark was elected by acclamation.

**XII. SET NEXT MEETING DATE**

The next Annual Meeting will be held on Saturday, October 21, 2017.

**XIII. ADJOURNMENT**

Tom Baugh made a motion to adjourn at 9:57 a.m. Kelly Lloyd seconded and the motion carried.

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