

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 1, 2017**

I. CALL TO ORDER

The meeting was called to order at 6:09 pm

Board members in attendance representing a quorum were:

Derek Woodman
Jonathan Lerner
Scott Willis

Representing Summit Resort Group in person was Deb Borel and Kevin Lovett.

II. OWNER FORUM

Notice was posted to the website and no owners, other than board members, were present.

III. REVIEW AND APPROVE MINUTES FROM OCTOBER 18 AND 22, 2016 BOARD MEETINGS

The Board meeting minutes from the October 18 and 22, 2016 were reviewed. Derek made a motion to approve the minutes as presented. Scott seconded and the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

December 31, 2016 Fiscal Year-End Close

December 2016 close Balance Sheet reports:

- \$53,542.97 Operating
- \$ 9,883.90 Reserves
- \$ 5,523.93 Alpine Retainer (ARC)
- \$12,512.37 Alpine Compliance (ARC)

December 2016 close P & L vs. budget reports that the Association closed the fiscal year \$2,237.54 under budget in Operating expenses.

Derek made a motion to transfer the operating surplus of \$2,237.54 into Reserves. Jonathan seconded and the motion carried.

January 31, 2017 close

January 31, 2017 Balance Sheet reports:

- \$89,722.80 Operating
- \$ 9,885.16 Reserves
- \$ 5,524.63 Alpine Retainer (ARC)
- \$12,513.98 Alpine Compliance (ARC)

January 31, 2017 P & L vs. budget reports that the Association is \$423.68 under budget in operating expenses.

The Board reviewed and discussed the Accounts Receivable Report. Summit Resort Group continues to work with owners to bring them current.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

V. MANAGING AGENTS REPORT

Completed Items

- Irrigation blow out complete

Report Items

- SRG will inspect the park pathway in the spring to determine the condition.
- Email was sent to Owners reminding them to keep their gas meters unburied as well last their fire hydrants.
- If there are no weeds in the spring behind the homes on Legend Circle, the remaining 10% of the grant will be given to WPR.

VI. RATIFY BOARD ACTIONS VIA EMAIL

There have been no actions taken via email since the last Board meeting.

VII. OLD BUSINESS

A. ARC update

- i. Miller (223 Telluride) – Received CO on February 23, 2017 and the final site visit and approval took place and Compliance deposit will be returned.
- ii. McCarthy (67 Habitat) – New construction – fees collected and interim visit complete
- iii. Raynor (14 Raindance) – Project intent application – fees collected – Has submitted Construction Document Review Application for review on March 15.
- iv. Ostenaar (25 Grays Peak) – enclosing deck area – fees collected
- v. Herrman (60 Mule Deer) – New construction – Review fee collected. Project placed on hold until spring.
- vi. Scheirholtz (50 Mule Deer) – Under construction – fees collected
- vii. Gonzalez (70 Habitat Court) – New construction – Fees collected
- viii. Dave Hammer is building on lot 16. He will also begin lot 15 soon.

- B. ARC Guideline Revision Review** – The Board reviewed the packet provided, which detailed the proposed changes to the ARC Guidelines. After discussion, one revision was made to the proposed changes. In addition, Architect, Jerry Westhoff and Jonathan Lerner will meet to re-write the section on fences.

Once the revisions are complete, Deb will send Board the final guidelines.
They will also be placed on the website.

- C. RV Storage – there may be a tract for RV storage on WPR property.
- D. Landscape Committee Report – No Landscape Committee report was given.
SRG will obtain a bid from Neils Lunceford to improve the path on the south side of Whispering Pines Ranch Road.

VIII. NEW BUSINESS

- A. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- B. Landscaping – The Board reviewed the 2017 landscaping proposal from Neils Lunceford. Jonathan made a motion to accept this proposal and save 5% by paying in full. Derek seconded and the motion carried. It was noted that SRG does not recommend paying for seasonal services in full.
- C. Jonathan made a motion to remove Tim Scanlan and Jeff Walters from the ARC. Discussion followed. There was no second. This will be placed on the agenda for the next meeting.

IX. NEXT MEETING DATE

The next Board meeting will be held in May. The Board will be polled in early May to determine a date.

X. ADJOURNMENT

With no further business, Derek made a motion to adjourn at 8:09 pm. Scott seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____