

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 11, 2019**

**I. CALL TO ORDER**

The meeting was called to order at 2:00 pm

Board members in attendance representing a quorum were:

Derek Woodman – via telephone  
Mark McMullen  
Jim Johns  
Bryan Webinger (Web)

Representing Summit Resort Group was Deb Borel.

**II. OWNER FORUM**

Notice was posted to the website. ARC Chair, Jerry Westhoff, was in attendance to discuss ARC Guidelines changes. This discussion was held at the beginning of the meeting, but recorded under New Business.

**III. REVIEW AND APPROVE MINUTES FROM SEPTEMBER 11 AND OCTOBER 20, 2018 BOARD MEETINGS**

The Board meeting minutes from the September 11, 2018 and October 20, 2018 were reviewed. Jim made a motion to approve the minutes as presented. Mark seconded and the motion carried.

**IV. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

December 31, 2018 Fiscal Year-End Close

December 2018 close Balance Sheet reports:

- \$76,364.16 Operating
- \$ 21,813.29 Reserves
- \$ 1,882.44 Alpine Retainer (ARC)
- \$16,027.34 Alpine Compliance (ARC)

December 2018 close P & L vs. budget reports that the Association closed the fiscal year \$8,884.17 under budget in Operating expenses.

Web made a motion to transfer the operating surplus of \$8,884.17 into Reserves. Jim seconded and the motion carried.

January 31, 2019 close

January 31, 2019 Balance Sheet reports:

- \$106,046.74 Operating
- \$ 21,816.76 Reserves

- \$ 1,882.74 Alpine Retainer (ARC)
- \$ 16,029.89 Alpine Compliance (ARC)

January 31, 2019 P & L vs. budget reports that the Association is \$783.36 under budget in operating expenses.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

**V. RATIFY BOARD ACTIONS VIA EMAIL**

Jim made a motion to approve the following action via email that was made since the last meeting:

- 3/8/19 – Insurance Renewal with Farmers Approved

Mark seconded and the motion carried.

**VI. OLD BUSINESS**

**A. ARC update**

- i. McCarthy (67 Habitat) – Has received a portion of her Compliance Deposit back. Final granted.
- ii. Boyd (85 Canyon View Court) – Under construction – has paid two supplemental fees for exceeding review fee.
- iii. Raynor – (14 Raindance) – Addition
- iv. Gonzalez – (70 Habitat Court)
- v. McDonough – (45 Canyon View Court) New Construction – Timeline expired
- vi. Martinson – (21 Mule Deer) Final inspection complete – Compliance deposit returned.
- vii. Weid (24 Telluride) – New Construction – Has not begun, but Preliminary meeting has taken place twice. Timeline was running out.
- viii. Bowerman (103 Montane Court) – Review fee and compliance deposit collected. Has not begun. Timeline runs out February 2019.
- ix. Ehrlich (20 Mule Deer) – Staining and landscape requests
- x. Moore (40 Mule Deer) – Paint Change Review
- xi. Several fence applications and stain requests have been approved

**VII. NEW BUSINESS**

**A. Annual Disclosures**

- i. HB 1254 – Per Colorado Legislation, SRG presented the annual Management Fee Disclosure to the Board.
- ii. 2019 Disclosure – it was noted that the “Annual Disclosure” of all HOA documents is completed multiple times per year. This is accomplished by way of multiple mailers to all Owners throughout the year (to include within 90 days of the fiscal year), stating that all HOA documents can be found online at the HOA’s website.

- B. ARC Guideline Revision Review – Jerry Westhoff was present to review with the Board, the proposed changes to the ARC Guidelines. After review, Jim made a motion to approve all revisions as presented. Web seconded and the motion carried. The updated guidelines will be placed on the website.
- C. ARC Member Needed – Jim will ask his neighbor if they are interested in serving on the ARC.
- D. Landscape Bid from Neils Lunceford – Web made a motion to hire Neils Lunceford to preform the 2019 landscape maintenance for WPR and to pay them in full to save 5%. Derek seconded and the motion carried. It was noted that SRG does not support pre-paying for any services.
- E. Landscaping sub committee will be on the agenda for the June meeting.

**VIII. NEXT MEETING DATE**

The next Board meeting will be held in June. The Board will be polled in mid-May to determine a date.

**IX. ADJOURNMENT**

With no further business, Web made a motion to adjourn at 2:45 pm. Mark seconded and the motion carried.

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

Date: \_\_\_\_\_