

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 3, 2014**

**I. CALL TO ORDER**

The meeting was called to order at 6:04 pm

Board members in attendance representing a quorum were:

Bryan Stiefvater  
Jonathan Lerner  
Scott Whitten via telephone  
Mark Russo via telephone  
Dave Hammer

Representing Summit Resort Group in person were Kevin Lovett, Peter Schutz and Deb Borel.

**II. OWNER FORUM**

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

**III. REVIEW AND APPROVE MINUTES FROM NOVEMBER 12, 2013 BOARD MEETING**

Bryan made a motion to accept the minutes from the November 12, 2013 board meeting as presented. Jonathan seconded and with all in favor, the motion carried.

**IV. FINANCIAL REPORT**

Year to Date Financials-Kevin reported on the following:

December 31, 2013

December 31, 2013 Balance Sheet reports:

- \$23,415.20 in Operating
- \$53,677.72 in Reserves
- \$5,544.04 in the Alpine Retainer (ARC)
- \$12,511.81 in the Alpine Compliance (ARC)

December 31, 2013 P & L vs. budget reports that the association closed the year \$13,102.79 under budget in operating expenses.

SRG will determine why the water bill is so low for last summer.

The Board discussed the major areas of variance.

The updated A/R reports that three owners are behind in dues /special assessment.

**V. MANAGING AGENTS REPORT**

Completed / Report Items

- Snow removal in the mail box areas / extra plows – Kevin discussed the fact that the county was plowing in the mailboxes after Raptor (WPR snow removal contractor) removed the snow. SRG contacted the county and they will try not to plow the mailbox area in the future.
- 2014 Asphalt plan for lower mailbox area – Scott talked with Robert at the county twice regarding the roads at WPR.

## **VI. RATIFY BOARD ACTIONS VIA EMAIL**

Bryan made a motion to ratify the approval of the Collections Policy and Records Inspection Policy that were made via email. Jonathan seconded and the motion carried.

## **VII. OLD BUSINESS**

### **A. ARC Update –**

- i. Jonathan said that two homes are currently under construction and one is waiting to do a remodel in the spring.
- ii. Pfaff has still not requested his deposit back and will not get it back until he has met the ARC requests. SRG will send Pfaff an email stating the items that need to be complete before approval (stone and lights).
- iii. SRG will send notice to 18 Brushwood Court addressing the fence. They will be told that the fence should have gone through the ARC for approval. This issue will be tabled until the next Board meeting.
- iv. Dave recommended that SRG begin managing the ARC for a fee.

B. Landscape Committee Report – The Board reviewed the landscape committee report that was provided in the meeting packet. The committee chair and others on the committee will be asked to attend the next Board meeting on April 9. SRG will invite the Landscaping Committee to the next meeting to discuss their plans and answer their questions.

C. Roads – Scott has talked to Robert Jacob, County Engineer, twice and there are no planned improvements scheduled for WPR roads. The county will assess WPR Road and other roads in Summit Cove community this spring. Robert will keep Scott updated so he can report to the community at the annual meeting. Scott will continue to stay in touch with the county regarding their plans. Dave also had a conversation with Robert regarding the inspection for Telluride and the portion of the loop that is on probation. Thad Knoll is the contact for WPR regarding the budget for roads. Scott and Dave are willing to meet with Thad Knoll regarding the roads. Scott will call Dave next week and schedule a time to have a conference call.

## **VIII. NEW BUSINESS**

A. Front Entrance Sign – Innovative Energy will be asked to look at the sign to see why the light is not on every night. They will also be asked if the battery needs periodic maintenance.

## **IX. NEXT MEETING DATE**

The next Board meeting will be held on Monday, April 7, 2014 at 6:00 pm.

**X. ADJOURNMENT**

With no further business, Dave made a motion to adjourn at 7:14 pm. Bryan seconded and the motion carried.

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

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