

WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 21, 2015

I. CALL TO ORDER

The meeting was called to order at 6:04 pm

Board members in attendance representing a quorum were:

Bryan Stiefvater – via telephone
Mark Russo
Jonathan Lerner
Derek Woodman

Representing Summit Resort Group in person was 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 February 10, 2015 BOARD MEETING

The Board meeting minutes from the February 10, 2015 were reviewed. Bryan made a motion to approve the minutes as presented. Jonathan seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

March 31, 2015 close

March 31, 2015 Balance Sheet reports:

- \$79,999.27 in Operating
- \$57,534.25 in Reserves
- \$ 768.63 in the Alpine Retainer (ARC)
- \$ 2,000.74 in the Alpine Compliance (ARC)

March 31, 2015 P & L vs. budget reports that the association is \$1,060.93 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. Monthly late charges are being assessed.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

V. MANAGING AGENTS REPORT

Completed Items

- Updated ARC Guidelines have been placed on the website.

Report Items

- Landscape bid is down slightly from last year. For the season, the cost is \$14,045. Budgeted amount is \$18,000. Budgeted amount for improvements is \$10,998. The Board approved the landscaping bid by Neils Lunceford as presented.

Pending Items

- Irrigation start up
- Marking of trees on Legend Circle by BobbyCat to determine those that may be a fall hazard in high winds. He will also mark the ones behind the homes on Legend Circle. Derek will send Deb additional grant information.
- Removal of snow fences will take place this week.

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. Shumacher – No update
- ii. Snyder – Remodel – Final Approval granted – In Progress
- iii. Miller (223 Telluride) – Review fee has been collected. Project has been placed on hold until springtime.
- iv. Eisemann (20 BC) – Landscape plan approved. \$500 deposit collected.
- v. Bailey (22 LC) – There are two outstanding items that the ARC require the owner to complete before approval. Baileys submitted their plans for correcting the two outstanding items as described below. They have been approved by the ARC and will be completed in the spring. Compliance deposit will not be returned and has been transferred into the Review Account.
 1. Install chimney cap
 2. Correct change of materials on an outside corner.
 3. Staining
 4. Driveway

B. Landscape Committee Report

- i. Upgrading of Parks – The Board agreed that in 2015, the major landscaping project would be upgrading the paths in the park. Input will be gathered at the annual meeting with ideas for future years. Some suggestions were as follows:
 1. Solar installation at entrance for Christmas lights
 2. Bury irrigation
 3. Improved signs in subdivision (poles and signs)

Three different options for path upgrades were discussed. SRG will contact Don of Neils Lunceford regarding the compressed mulch and ask for sample or picture. Will also ask Don about the life expectancy of the compressed mulch.

SRG will get a bid for concrete and asphalt. An asphalt bid will be obtained from Dave Hammer.

- C. Road Update – No road update was provided.
- D. Mailbox Structures – Final permitting will be approved this month and construction will begin around May 18, 2015. Dave Hammer will do the needed asphalt work at the upper cluster while he is improving Telluride this summer.

VIII. NEW BUSINESS

- A. Fall BBQ – Tabled until next meeting.
- B. Derek stated that owners must to obey stop signs in the community. This will be in the summer reminder to owners. The Sheriff’s office will be enforcing this regularly. The summer reminder will be sent to Board for approval before sending to owners.
- C. Enforcement of staining and maintenance of homes. SRG will determine if it can be enforced.

IX. NEXT MEETING DATE

The next Board meeting will be held on July 14, 2015 at 6:00 pm.

X. ADJOURNMENT

With no further business, Derek made a motion to adjourn at 7:03 pm. Mark seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____