

WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 7, 2014

I. CALL TO ORDER

The meeting was called to order at 6:00 pm

Board members in attendance representing a quorum were:

Bryan Stiefvater
Scott Whitten
Mark Russo
Jonathan Lerner

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

II. OWNER FORUM

Notice was posted to the website and owners Dale Pfaff, Christine Russo, Sandy Snyder and Dave Becker were present.

- a. Dale Pfaff – Dale explained where he was in the process of doing the exterior work that was approved last summer. The Board had two issues with his process.
 - i. Lights – Regarding the lights, they are dark sky compliant. The Board has agreed that the lights are okay as installed unless there is a complaint or if the County does not allow them.
 - ii. Stonework on the hot tub and footing – The stone on the hot tub and footing does not match the stone on the rest of the house. Blue spruce trees that will be planted this summer will hide the hot tub stone, but the trees will not hide the footing stone. Dale has agreed to do as much as possible with the trees to hide the stone that does not match the house. The Board agreed that this would be fine. This topic will be left open until the project is complete.

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

Mark made a motion to accept the minutes from the March 3, 2014 board meeting as presented. Bryan seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Kevin reported on the following:

February 28, 2014

February 28, 2014 Balance Sheet reports:

- \$71,762.97 in Operating
- \$54,581.27 in Reserves
- \$5,545.42 in the Alpine Retainer (ARC)
- \$12,514.95 in the Alpine Compliance (ARC)

February 28, 2014 P & L vs. budget reports that the association closed the year \$1,522.08 under budget in operating expenses.

The Board discussed the major areas of variance.

V. MANAGING AGENTS REPORT

Completed / Report Items

- Snow removal in the mailbox areas / extra plows – SRG hired Raptor Construction to have someone push back the snow at the upper and lower mailbox clusters. The snow had blown in so much, that upper mailboxes could not be accessed, and there was no place to put additional snow.
- Contacted the owner of 16 Montane Court regarding stone and lighting.
- Invited Landscape Committee to attend the Board meeting today.

Report Items

- Don Clark of Neils Lunceford spoke to the water district regarding the low water bill last summer. He was told that the amount was correct, and with the rainy summer last year, the irrigation was off most of the latter part of the summer. At the beginning part of the summer, the water meter was not working properly, so between the two, the water bill was very low last year.
- SRG will get three bids for maintenance of the landscaping.
- Innovative Energy checked the batteries and panels on the entrance sign and reported that the light is working properly. The Board is asked to report to SRG if the light is off at night again.

VI. RATIFY BOARD ACTIONS VIA EMAIL

There were no motions via email since the last Board meeting.

VII. OLD BUSINESS

A. ARC Update – Jonathan reported on the projects in process at WPR. The ARC will meet to discuss a new request. Jonathan and Peter will discuss the duties that SRG is willing to take over for a fee.

B. Landscape Committee Report –

- i. Christine discussed the meeting that the Landscaping Committee had in November 2013. She recommended that an owner volunteer day be held in the spring to spruce the neighborhood. A BBQ would be held afterwards and catered by Arapahoe Café. Board will buy the food and soda and water, and owners will bring beer and other beverages if they would like to.
- ii. Highlight the Entrance into WPR – The committee would like to do spruce up the front entrance. The recommended a wooden arch over the entrance would look nice. The Landscaping Committee will get ideas and bids for the entry area and send to SRG to forward to the Board.
- iii. The Mailbox Areas – The committee recommended placing a berm for upper and lower mailbox areas, creating beauty and a “snow fence” of trees. Upper cluster is more in need of this since the snow blows often,

blocking access. This will be the second priority. Dirt may be obtained from someone that is currently building a home.

- iv. Park Area – upgrading the paths in the park area is also on the landscaping committee's improvement list.
- v. Questions:
 - 1. One time or annual allowance for landscaping upgrades – One time \$11,000 for 2014. Will be evaluated annually.
 - 2. Will the Landscape Committee be in charge of the maintenance of the improvements or will that be a Board responsibility? The Landscape Committee will focus on the ideas and beautifying and the Board / Association will be responsible for the maintenance.
 - 3. Mark has volunteered to be the Board representative for the Landscape Committee.

C. Roads Update – There is no update on the roads from the County.

VIII. NEW BUSINESS

A. Stop sign has been hit and is down at Forest Glen / WPR intersection. SRG will pull the sign and it will be replaced when the ground thaws.

IX. NEXT MEETING DATE

The next Board meeting will be held on Tuesday, June 10, 2014, at 6:00 pm.

X. ADJOURNMENT

With no further business, Scott made a motion to adjourn at 7:16 pm. Bryan seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____