

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
April 9, 2013**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm

Board members in attendance representing a quorum were:

Virginia Parks
Jonathan Lerner
Bryan Stiefvater
Scott Whitten

Representing Summit Resort Group was Kevin Lovett, Peter Schutz and Deb Borel.

II. OWNER FORUM

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

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

- A. Bryan made a motion to accept the minutes from the February 12, 2013 meeting minutes as presented. Scott seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

- A. Year to Date Financials-Deb reported on the following:
 - February 28, 2013 Balance Sheet reports
 - \$47,039.28 in Operating
 - \$42,974.84 in Reserves
 - \$5,572.21 in Alpine Retainer
 - \$1,000.43 in Alpine Compliance
 - February 28, 2013 P & L vs. budget reports that WPR is \$2,580.47 under budget
- B. Variance report:
 - 501-Legal \$500 under budget
 - 502-Accounting \$114.05 over budget
 - 506-Additional hours-Labor \$166 under budget
 - 511-Snow Removal \$334 under budget
 - 514-Trash Removal \$217 under budget
 - 516-Water \$1,000 under budget
 - 520-Supplies and Materials \$203.52 under budget
 - 530-Miscellaneous \$284 under budget
- C. Board discussed Accounts Receivable and made the following comments:
 - Virginia suggested that one more certified notice be sent out to owners letting them know that a lien will be placed on their home if the special assessment is not paid.
 - 32 Legend Circle – Attempt to Lien notice will be sent.

- Bryan stated that the board must remain consistent with all owners.
 - Late fees are being assessed to those owners who have not paid their regular assessment (annual dues)
- D. 2012 Fiscal tax return complete and nothing is owed.

V. MANAGING AGENTS REPORT

A. Completed Items

- Registered HOA with the Real Estate Commission (annual)
- Sent out extra offer to do loan

B. Pending Items

- Will replace the stop sign that was hit and knocked down. SRG will get bid to raise the sign on Montane Court. Will have the stop sign raised up if it is not too expensive.

VI. OLD BUSINESS

A. ARC Update – Jonathan reported on the current ARC requests. He said that four homes are in process and one has requested deck addition.

B. Hernandez Foreclosure Update

- Court date is scheduled for May 20, 2013. Attorney will be present to represent WPR.
- From Attorney on 4/3/13 regarding costs, which will be paid by Hernandez - We incurred a flat fee of \$125.00 to prepare the Motion for Contempt Citation and there are costs of \$49.00 for the Court to issue the Citation and costs of approximately \$50.00 to serve the Contempt Citation. We do have a valid new address for Mr. Hernandez at 2646 S. Garfield Way, Denver, CO 80210. If the Defendant fails to appear at the Contempt Citation hearing, we will request a bench warrant for his arrest. Once the Defendant has answered the Interrogatories, which require him to disclose his assets, we can review on if the Defendant offers a payment proposal (as one of the questions in the Interrogatories asks him to do so) or we can review on doing a bank garnishment or employment garnishment depending on the information he provides.
- Working Capital – SRG will check with accounting to determine if the working capital has been collected. SRG will ask attorney who is responsible for paying the \$500 working capital.
- SRG will see if the bank will honor the super lien.
- Bryan suggested that the association pull an O & E on the house to see who is owner of record.

VII. NEW BUSINESS

A. Landscaping Plan

- Don Clark of Neils Lunceford, Virginia, Kevin and Deb will meet after April 22 to assess the current landscaping and watering needs as well as get a three-year plan established (paths, trees, watering, improvements) Don will be asked to come up with a plan totaling a maximum of \$9,000 for improvements. SRG will obtain a clear statement from NL

regarding what needs to be done to keep the trees throughout the subdivision alive.

- Neils Lunceford has been contracted for the 2013 Landscaping

B. Short Term Rentals

- The current rental policy states that the owner is to notify SRG of any leases, providing the name of the tenant and the length of lease.
- One owner on Legend Circle is suspected of being in violation of the current rental policy.
 - SRG recommendation is to turn this over to the attorney.
 - SRG will talk to attorney, Mark Richmond, and get his advise on how to proceed. Mark Richmond will be asked to write a letter to the owner on Legend Circle siting the violation.
 - SRG has not received lease information from the owner.
 - Owner is currently advertising on VRBO
 - Attorney will determine if there are other violations, ie. ADA or county violations.

C. Rentals

- There are two owners on Mule Deer that are currently renting their home long term. Scott will get lease information from them and provide it to SRG.
- Two homes on Raindance are renting long term. SRG will contact the owner and ask for lease information.
- In the spring newsletter, the rental requirements will be included.

D. Working Capital for owner on Canyon View – SRG will determine if the working capital for this owner was paid.

E. Roads

- An owner on Raindance has expressed concerns regarding the roads – in the Springtime, there will be a walk around the subdivision to determine what road repairs are necessary, and a list will be provided to the county

F. Rules and Regulations – SRG will make changes to the rules and regulations regarding the rental policy, to maintain consistency with what the Rental Policy states.

G. Ice Rink in the Park – Jonathan suggested having an ice skating rink placed in the park in the winter. SRG will ask insurance company if that would be an additional liability and it will be discussed at the next meeting.

VIII. NEXT MEETING DATE

The next board meeting will be held on June 11, 2013 at 6:00 pm at the office of Summit Resort Group.

IX. ADJOURNMENT

With no further business, Scott made a motion to adjourn at 7:10 pm. Jonathan seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____