

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 8, 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  
Dave Hammer

Representing the Architectural Review Committee was Todd Webber.

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

**II. REVIEW AND APPROVE MINUTES FROM APRIL 7, 2014 BOARD MEETING**

Mark made a motion to accept the minutes from the April 7, 2014 board meeting as presented. The Board discussed the approval process for HOA improvements. Scott seconded and the motion carried.

**III. ARCHITECTURAL REVIEW COMMITTEE**

- A. Jonathan asked, if, an entrance design was approved, what would be done with the existing lighted WPR sign? Mark reported verbally that Sign Safari submitted a bid for a sign, timbers and stonework. That work alone was \$14,000. Dave Hammer stated that any improvements at the entrance will need to be approved by the county. As previously planned, the Landscaping Committee will submit plans and bids for landscaping improvements to the board to include entrance sign possibilities.
- B. The Board reviewed the Architectural Review Committee recommendations regarding SRG involvement in the review process.
  - i. Mark asked if ARC steps 1-12 were the current process. They are the current steps in the overall process; however, no ARC member handles any of the actual fees/ deposit monies.
  - ii. Mark is in favor of SRG taking over some of the process.
  - iii. Jonathan explained what he had done in the past.
  - iv. SRG will not do any task that is subjective (i.e. inspection, color approval, etc.)
  - v. Mark is not in favor of some of the fee structures and stated that some owners may not want to do the maintenance of the homes if a fee is required. He recommended, however, that owners should be fined if they don't submit a request.
  - vi. The Board agreed that SRG would be involved in the ARC administrative process. Jonathan made a motion to accept the proposal from SRG, at a pay rate of \$50 per hour, with the exclusion of item #2 or

the agreement and changes to item #11 of the agreement. (Number 2 remains and sub a and b be removed. Number 11 will be edited to say “at the discretion of”) Scott seconded and the motion carried. Either party may terminate at any time. SRG and the Board will review account details of the ARC accounts in three months. All billing will have a property attached as reference.

- vii. SRG will call for the inspection after a project is complete.
- viii. The ARC will inform SRG of who should inspect what property.
- ix. Jonathan limits his inspections to minor additions. He will call SRG if the inspection is beyond his scope of inspection qualifications.
- x. Approval of fee structure by the Board.
  - 1. The current fees have been in place for at least three years with the exception of decks, landscaping and re-staining review fees and staining compliance fee.
  - 2. Dave made a motion that Todd Webber edits the fee structure for the Board at cost not to exceed \$500. This fee will be charged against the ARC Review Account. Mark seconded and there was a discussion. Bryan nor Scott believe this is necessary, but after discussion, the motion carried. This fee structure will be voted on via email.
  - 3. The Board agreed that if a project requires a building permit, it would require a review and a fee.

#### **IV. NEXT MEETING DATE**

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

#### **V. ADJOURNMENT**

With no further business, Bryan made a motion to adjourn at 7:31 pm. Scott seconded and the motion carried.

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

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