

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 11, 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 – via telephone
Jonathan Lerner – via telephone
Scott Whitten
Dave Hammer

Representing Summit Resort Group was Kevin Lovett 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 April 9, 2013 BOARD MEETING

- A. Scott made a motion to accept the minutes from the April 9, 2013 meeting minutes as presented. Jonathan seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

- A. Year to Date Financials-Deb reported on the following:
- April 30, 2013 Balance Sheet reports
 - 35,325.47 in Operating
 - \$42,985.62 in Reserves
 - \$5,242.60 in Alpine Retainer
 - \$5,001.42 in Alpine Compliance
 - April 30, 2013 P & L vs. budget reports that WPR is \$3,916.69 under budget
- B. Variance report:
- 501-Legal \$719 under budget
 - 516-Water \$2,000 under budget
 - 530-Miscellaneous \$568 under budget
- C. Collection actions that have been taken as follows:
- New owner of 32 Sage View Court has paid the super lien and 2013 dues.
 - New owner of 32 Save View Court will be billed the working capital.
 - 20 Brushwood Court - lien has been filed.

V. MANAGING AGENTS REPORT

- A. Completed Items
- Letter sent to delinquent owners regarding the special assessment “additional” loan offer.
 - Sign at entry has been replaced and the Montane Court stop sign has been raised.

VI. RATIFY BOARD ACTIONS VIA EMAIL

- A. Dave made a motion to ratify the approval to send notification lease mailer to owners. Jonathan seconded that the motion carried.

VII. OLD BUSINESS

- A. ARC Update – No ARC update was discussed at the board meeting.
- B. Hernandez Foreclosure Update
- Court date was held on May 20, 2013. Defendant failed to appear at the hearing, so a Bench Warrant has been activated against the Defendant. A letter was prepared to the Defendant advising him of the Bench Warrant. The attorney will follow up on this in one month.
- C. Landscape Update
- There was a site meeting with Neils Lunceford and they are working on the following:
 - Fence repairs at the trail head and Mule Deer Court are pending
 - Tree watering – Don Clark will confirm that the trees are receiving ample water. Dave Hammer stated that the association trees in the common area on Mule Deer, Snow Peak and Sage View are not watered. Dave will walk the area with Deb and the areas not being watered will be marked on a map. SRG will then walk those areas with Don Clark from Neils Lunceford.
 - SRG will check to see if berm in front of 10 Brushwood is being watered. If it is not, Neils Lunceford will be asked for a price to extend the irrigation to that berm.
 - Dead trees will be replaced on WPR Road and near WPR Road corner.
 - An eight-foot Engelmann tree will be added by 10 Brushwood Court.
 - Entry sign bed will be spruced up with flowers.
 - Neils Lunceford will provide a proposal to install edging and mulch on the paths in the park and along WPR Road.
 - Dave said that the tree prices are high. If the board decides to sign the proposal, SRG will determine the warranty from Neils Lunceford.
 - Other park improvements – Owner of 80 Mule Deer Court, Jeff Burke, as volunteered to be the point person for any park improvements. SRG will look into the liability of adding the things listed below. If there are no liability issues, SRG will ask the East Dillon Water Department or fire department if they will flood the area for an ice skating rink.
 - Volleyball Court
 - Ice Rink
 - Bocce Ball
 - Horseshoe Pit
 - BBQ Grill
- D. Adoption of Policy Restatement Regarding Restrictions on Rentals of Lots and Improvements. Jonathan made a motion to adopt the policy. Scott seconded

and the motion carried. SRG will coordinate with Jonathan and Virginia to get it signed.

E. Rentals – Short and Long Term – The following is the plan to address rentals and leases at WPR, per attorney, Mark Richmond.

i. Step one is to Restate the Rental of Lots and Improvements Policy – Board reviewed the revised Rental of Lots and Improvements Policy.

Changes to the policy include:

- Paragraph 4 –WHEREAS, The Second Amendment to Article 10, Section 10.3 of the Declaration states "**A Lot may be used for residential purposes only. Short term leases, licenses and all other rental agreements to authorize occupancy of a Lot by any Occupants for terms of less than 30 consecutive days are prohibited and considered commercial use which is incompatible with the residential Whispering Pines Ranch community.**"

This language is consistent with the portion of the second amendment re rentals.

- Section 7.5 Addition of "**The Association may request a copy of the lease or rental agreement at anytime and for any reason. The Owner is responsible for delivering a copy of the lease or rental agreement to the Association at the above stated address within 2 business days of the request.**"

This language is added to permit the Board to request a copy of the full lease (policy simply asks for statement with address, dates of rental and tenant names)

The board reviewed the cover letter and policy restatement has been sent to all owners; no input or objections received.

- ii. Step two was to send the draft policy restatement to all owners informing them that the Board planned to adopt the restate policy June 11, and asked Owners for Comments. A reminder was placed in the mailer that any owners currently renting must provide the rental information to SRG to keep on file. This reminder will be included in the annual owner meeting mailer each year. It will also be in the new owner packet that is mailed to new owners when they purchase a property in WPR. This will begin in October 2013 with the annual meeting notice.
- iii. Step three is to adopt this policy at June 11, 2013 board meeting, which was done in Old Business D above.
- iv. Step four is to send notice of policy statement adoption and a reminder to owners that they must submit required info and then at "x" date, send violation to those owners that are renting that have not yet provided lease info.
- v. Step five is to monitor VRBO listings, quarterly.
- vi. Step six is to send an annual reminder to owners to provide lease info if they are renting, as discussed above.

F. Roads –The board has internally discussed the roads and have mutually agreed that, as requested by the homeowners at the annual meeting, the HOA will not aid in any way to maintain the roads. If owners have issues with the roads,

they may go directly to Summit County Road and Bridge, since the roads are the liability of Summit County. Owner will be asked to cc Summit Resort Group on email communications, but it is not required. The board has also contacted Robert Jacobs at the county via email and they expect Robert to follow up as he stated he would.

VIII. NEW BUSINESS

- A. WPR owners are no longer being offered storage space at Swan Meadow storage facility – If an owner is looking for RV storage, they can contact Ryan Ramsey at Summit Ford.

IX. NEXT MEETING DATE

The next board meeting will be held on August 13, 2013 at 6:00 pm at the office of Summit Resort Group.

X. ADJOURNMENT

With no further business, Scott made a motion to adjourn at 6:30 pm. Dave seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____