

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2018**

I. CALL TO ORDER

The meeting was called to order at 3:02 pm

Board members in attendance representing a quorum were:

Derek Woodman
Mark McMullen
Dennis Kaiser

Representing Summit Resort Group was Deb Borel.

II. OWNER FORUM

Notice was posted to the website. No Owners, other than Board members, were present.

**III. REVIEW AND APPROVE MINUTES FROM OCTOBER 17 AND 21, 2017
BOARD MEETINGS**

The Board meeting minutes from the March 7, 2018 were reviewed. Dennis made a motion to approve the minutes as presented. Derek seconded and the motion carried.

IV. FINANCIAL REPORT

April 30, 2018 close

April 2018 Balance Sheet reports:

- \$ 90,172.85 Operating
- \$ 12,791.34 Reserves
- \$ 2,249.64 Alpine Retainer (ARC)
- \$ 14,508.24 Alpine Compliance (ARC)

April 30, 2018 P & L vs. budget reports that the Association is \$1,165.76 over budget in operating expenses. This is mainly from the payment to Jerry Westhoff from Operating.

The Board reviewed and discussed the Accounts Receivable Report. Summit Resort Group continues to work with owners to bring them current. SRG will call all Owners who have not paid trash or dues, and ask them to pay.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

V. RATIFY BOARD ACTIONS VIA EMAIL

Derek made a motion to approve the following action via email that was made since the last meeting:

- 3/19/18 – Approval of Neils Lunceford for 2018 Landscaping with 5% savings with pre-payment

Dennis seconded and the motion carried.

VI. OLD BUSINESS

A. ARC update

- i. McCarthy (67 Habitat) – Has requested a final walk through and return of her compliance deposit. There are still outstanding items that need to be addressed, and she exceeded her Review Fee by \$1,924. The balance will be returned upon completion.
- ii. Miller – Deposit returned
- iii. Boyd (85 Canyon View Court) – New construction in process
- iv. Raynor – (14 Raindance) – Addition – will begin next spring (Raynor will be asked to remove the boards that are being used to extend her fence higher. This is not permitted per ARC Guidelines)
- v. Herrman – (60 Mule Deer) Underway
- vi. Gonzalez – (70 Habitat Court) complete and deposit returned
- vii. McDonough 0 (45 Canyon View Court) – Not sure they will build
- viii. Martinson – (21 Mule Deer) New Construction – Construction Document Review
- ix. Weid (24 Telluride) – New Construction – Has not begun, but Preliminary meeting has taken place, as well as a second preliminary meeting.
- x. Bowerman – (103 Mule Deer) – New construction – final given.
- xi. Ronto – (49 Legend Circle) – Driveway replacement submittal approved, however she sold her house, so Compliance Deposit was returned.
- xii. Dave Hammer will begin construction on lot 15 as well as a lot on Habitat.
- xiii. Several fence applications and stain requests have been approved

B. Park Improvements – SRG will ask Tim Glasco of Neils Lunceford for a price to create a master plan for the park area. This plan would span a five-year period, at a spend of approximately \$10,000 per year. Some of the improvement thoughts include:

- i. Pathway improvements
- ii. Playground improvements
- iii. Creating a level area with grass for recreation in the summer and possible ice rink in the winter.
- iv. Irrigation improvements to areas with landscape added
- v. Dog Park

SRG will ask an attorney and Farmers Insurance will be asked about liability issues with park upgrades. SRG will also ask Farmers if there would be an increase in insurance premiums if the common area were improved.

- C. SRG will ask Neils Lunceford to replace fence posts and rails that have been damaged by the snow plow, or are loose.
- D. SRG will obtain a bid to remove the galvanized metal on the mailbox structures and replace them with metal that will rust.
- E. Carabiners will be added to all road signs
- F. Maintenance to the pavilion will be done, such as tightening nuts and bolts and staining with a clear stain.
- G. Front Entrance Electricity – The board reviewed a bid to place electricity at the front entrance. After review, it was determined that SRG will obtain a bid from Innovative Energy to place solar on the other side of the road as well, instead of running electricity. They will also be asked to provide a bid to upgrade the solar on the sign side of the road.

VII. NEW BUSINESS

- A. Spraying of dandelions will not be done in the common areas, since it would double the cost of weed spraying.
- B. Commercial vehicle parking – The board discussed commercial vehicles that are parked in driveways. They agreed that if the commercial vehicle is the primary driving vehicle of the homeowner, it will be permitted to be parked in the neighborhood.
- C. Mutt Mitt trashcan smell – The board discussed moving the mutt mitt trash cans, but decided that they would not be moved due to accessibility in the winter with snow removal. The trashcans need to be accessible 12 months a year. They are emptied weekly by SRG.

VIII. NEXT MEETING DATE

The next Board meeting will be held in September. The Board will be polled in mid-August to determine a date.

IX. ADJOURNMENT

With no further business, Derek made a motion to adjourn at 3:35 pm. Dennis seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____