

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 2, 2016**

I. CALL TO ORDER

The meeting was called to order at 6:38 pm

Board members in attendance representing a quorum were:

Derek Woodman
Mark Russo – via telephone
Jonathan Lerner
Scott Willis

Representing Summit Resort Group in person was Deb Borel.

II. OWNER FORUM

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

III. REVIEW AND APPROVE MINUTES FROM FEBRUARY 29, 2016 BOARD MEETING

The Board meeting minutes from the February 29, 2016 were reviewed. Derek made a motion to approve the minutes as presented. Scott seconded and the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

April 30, 2016 close

April 30, 2016 Balance Sheet reports:

- \$80,615.00 in Operating
- \$21,066.64 in Reserves
- \$ 6,009.61 in the Alpine Retainer (ARC)
- \$ 6,002.16 in the Alpine Compliance (ARC)

April 30, 2016 P & L vs. budget reports that the Association is \$11,649.21 over budget in operating expenses. It was noted that this overage is due to the lump sum payment for landscaping this year. Next year, the budget will be written to reflect this lump sum payment.

The Board reviewed and discussed the Accounts Receivable Report. Summit Resort Group continues to work with owners to bring them current. Monthly late charges are being assessed.

The Board discussed the major areas of variance.

The Board approved the financials as presented.

V. MANAGING AGENTS REPORT

Completed Items

- Attorney interpretation of maintenance of homes language in Declaration.
- Forest Rejuvenation complete and grant money received. Balance of last 10% will be given after noxious weeds are sprayed in the summer.

Report Items

- Innovative Energy inspected solar panel and batteries are fully functional. No problems were detected. It was noted that the outages may be due to short days in the winter.

Pending Items

- Park pathways – This work will begin on Tuesday of next week.
- Rusting of galvanized steel on mailbox enclosures – Sanchez Builders will complete this work for \$150 – Jonathan made a motion to hire Sanchez Builders to complete this process. Derek seconded and the motion carried.
- Meeting between Dave and Deb to determine the location of retention ponds is pending.

VI. RATIFY BOARD ACTIONS VIA EMAIL

Derek made a motion to approve the following actions that have been made via email since the last Board meeting:

- 3/12/16 – Insurance renewal with Farmers Insurance
- 3/12/16 – 2015 Tax Return approval
- 5/5/16 – Waste Management Contract renewal approved

Scott seconded and the motion carried.

VII. OLD BUSINESS

A. ARC update

- i. Miller (223 Telluride) – Project underway – New Construction
- ii. Ronto (49 Legend) – Addition – Review fee received and Compliance fee pending
- iii. McCarthy (67 Habitat) – New construction – sketch plan and preliminary stages complete and pending final.
- iv. Herrman (60 Mule Deer) – New construction – Review fee collected and Compliance deposit pending final
- v. Weid (24 Telluride) – New Construction – Review fee collected and Compliance deposit pending final
- vi. Schierholz (50 Mule Deer) – New construction – Review and Compliance fees collected and final approval given.
- vii. Oaks (97 Snow Peak) – Landscape request

B. Landscape Committee Report – The Board discussed potential projects that could be done this summer to include the following:

- i. Concrete curb around the playground
- ii. Picnic structure maintenance

Before any additional work is scheduled, the pending items will be completed and an evaluation of remaining funds will be determined.

C. Attorney letter regarding maintenance of homes – The Board reviewed the letter from the attorney Felice Huntly interpreting the Declaration regarding

maintenance of homes. She stated that Section 8.3 in the Second Amendment to the Declaration in August 2012 allows the Association to enter into contracts for services or improvements to a Lot with the consent of the Owner (at Owner's expense) or if the Owner fails to maintain the Lot as required by the Association Documents following notice and an opportunity for a hearing. The Declaration also provides that the Board has the right to enter the Lot to abate and remove, at the expense of the defaulting Owner, any thing or condition that may exist in violation of the Declaration or ARC rules and to require the Owner to do the work by legal proceedings, with attorneys' fees and costs of the Association to be paid by the Owner if the Association prevails in the litigation. The Board agreed that if an uncorrected violation occurs, Felice will be hired to work with the Board to enforce.

- D. Mailbox area Asphalt at upper cluster – The Board reviewed a bid from Columbine Hills Concrete, Inc. SRG will ask Columbine to reduce the price since they are on site. Derek made a motion to hire Columbine Hills to complete the asphalt work at the upper mailbox cluster. Jonathan seconded and the motion carried.
- E. Mailbox area rock at lower mailbox cluster – The Board reviewed a bid from Sanchez Builders to add rock to the area. Jonathan made a motion to hire Sanchez Builders to add rock to the lower cluster of mailboxes. Derek seconded and the motion carried.

VIII. NEW BUSINESS

- A. Spring Reminders to Owners – The Board reviewed the reminders that will be sent to Owners. One change was made, and the reminders will be emailed to Owners.
- B. Garage Sale – The dates of the garage sale will be July 23 and 24.

IX. NEXT MEETING DATE

The next Board meeting will be on Monday, July 18, 2016 at 6:00 pm.

X. ADJOURNMENT

With no further business, Johnathan made a motion to adjourn at 7:17 pm. Scott seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____