

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 14, 2015**

**I. CALL TO ORDER**

The meeting was called to order at 5:52 pm

Board members in attendance representing a quorum were:

Bryan Stiefvater – via telephone

Mark Russo

Jonathan Lerner

Derek Woodman

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 APRIL 21, 2015 BOARD MEETING**

The Board meeting minutes from the April 21, 2015 were reviewed. Mark made a motion to approve the minutes as presented. Derek seconded and with all in favor, the motion carried.

**IV. FINANCIAL REPORT**

Year to Date Financials-Deb reported on the following:

June 30, 2015 close

June 30, 2015 Balance Sheet reports:

- \$63,304.17 in Operating
- \$57,555.77 in Reserves
- \$ 2,274.36 in the Alpine Retainer (ARC)
- \$ 5,001.65 in the Alpine Compliance (ARC)

June 30, 2015 P & L vs. budget reports that the association is \$961.31 under budget in operating expenses.

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

- Applied for and was awarded the Forest Rejuvenation Grant
- Irrigation start up and inspection
- Snow fences behind the mailbox clusters were removed.

Report Items

- Annual neighborhood garage sale was Saturday, July 11.
- Maintenance of Homes and Enforcement – The Board reviewed the portion of the Declaration that addressed this. An attorney will be hired in the spring of 2016 to interpret this portion of the Declaration.

Pending Items

- Marking of trees on Legend Circle by BobbyCat to determine those that may be a fall hazard in high winds.

**VI. RATIFY BOARD ACTIONS VIA EMAIL**

There have been no actions taken via email since the last Board meeting.

**VII. OLD BUSINESS**

A. ARC update

- i. Shumacher – No update
- ii. Snyder – Remodel – Final Approval granted – In Progress
- iii. Miller (223 Telluride) – Review fee has been collected. Project has been placed on hold until springtime.
- iv. Eisemann (20 BC) – Landscape plan approved. \$500 deposit collected.
- v. Bailey (22 LC) – There are several outstanding items that the ARC require the owner to complete before approval. Baileys submitted their plans for correcting the two outstanding items as described below. They have been approved by the ARC and will be completed in the spring. Compliance deposit will not be returned and has been transferred into the Review Account.
  1. Install chimney cap
  2. Correct change of materials on an outside corner.
  3. Staining
  4. Landscaping
  5. Driveway went in today
- vi. Wood (127 Telluride) – Sent in Sketch Review plans for new home and they were not approved by the ARC. In the meantime, they have put the project on hold until the spring.
- vii. Johns (28 Brushwood Court) – Deck request – received \$250 Review Fee and \$500 Compliance Deposit. Tim Scanlan is the contractor.
- viii. Ehrlich (20 Mule Deer Court) – Deck and stair request – received \$250 for Review Fee. Tim is building the deck and Jerry Westhoff has submitted drawings for the stair addition.

B. Landscape Committee Report

- i. Upgrading of Parks – The Board discussed three options and bids for paving of pathways in the park. The prices ranged from \$22,440 to

\$46,870, depending on paving material. Mark stated that with such a small price difference between the mulch and asphalt, he would prefer to install the asphalt. The Board agreed. Derek made a motion to hire Sanchez Builders to pave the paths in the park with recycled asphalt. Jonathan seconded and with all in favor, the motion carried.

- C. Road Update – No road update was provided.
- D. Mailbox Structures – Area will be staked today and concrete work should begin next week. Dave Hammer will do the needed asphalt work at the upper cluster while he is improving Telluride this summer.
- E. Summer / Fall BBQ – Mark will check with Christine and let SRG know if she is interested in organizing a BBQ.

## **VIII. NEW BUSINESS**

### **A. Forest Rejuvenation Grant**

- i. The Board reviewed bids that were included in the packet for the work to be completed behind the homes on Legend Circle. Deb explained that the Association was awarded a grant in the amount of \$6,300 for 50% of the project. Mark made a motion to accept the grant from the County. Jonathan seconded and the motion carried.
- ii. Most of the trees that will be removed will be fallen, dead or dying. Underbrush will also be removed.
- iii. The 5 or 6 owners that back up to the location of the project will be given the opportunity to meet with the contractor regarding the removal of trees behind their homes.
- iv. An email will be sent to all Owners in WPR informing them that BobbyCat will be on site removing trees, and give them an opportunity to take advantage of discounted rates if interested in having trees on their property removed.

### **B. Bryan's house is under contract. Bryan made a motion that current Vice President, Derek Woodman, move to the position of President. Jonathan seconded and the motion carried. The Board would like to appoint Scott Willis to serve on the Board as Bryan's replacement, after the sale of his house takes place, until the annual meeting, at which time elections will be held. Jonathan will ask Scott if he is willing to serve. Dave Hammer will be asked if he plans to continue on the board at the expiration of his term.**

- C. Annual Meeting – The Board reviewed the annual meeting notification that will be sent to Owners on September 24, 2015.
  - i. Date – October 24, 2015
  - ii. Keystone Fire Station
  - iii. The Board reviewed the proposed 2016 budget. No increase to dues is proposed. Derek made a motion to present the proposed 2016 budget to the Owners at the annual meeting. Mark seconded and the motion carried.

## **IX. NEXT MEETING DATE**

The next Board meeting will be held before the annual meeting at 8:30 am.

**X. ADJOURNMENT**

With no further business, Mark made a motion to adjourn at 6:52 pm. Jonathan seconded and the motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

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