

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 28, 2016**

I. CALL TO ORDER

The meeting was called to order at 6:30 pm

Board members in attendance representing a quorum were:

Derek Woodman
Mark Russo
Jonathan Lerner
Scott Willis

Representing Summit Resort Group in person was Deb Borel.

II. OWNER FORUM

Owner, Dean Ostenaar was present to discuss his project at 25 Gray's Peak. The Board agreed that he would be charged \$250 review fee and \$500 compliance fee. \$150 supplemental fee go into effect when necessary.

III. REVIEW AND APPROVE MINUTES FROM JUNE 2, 2016 BOARD MEETING

The Board meeting minutes from the June 2, 2016 were reviewed. Mark made a motion to approve the minutes as presented. Derek seconded and the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

June 30, 2016 close

June 30, 2016 Balance Sheet reports:

- \$73,265.23 in Operating
- \$19,821.83 in Reserves
- \$ 8,791.90 in the Alpine Retainer (ARC)
- \$ 8,504.02 in the Alpine Compliance (ARC)

June 30, 2016 P & L vs. budget reports that the Association is \$8,605.60 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 also reviewed up to date financials as of July 28, 2016, since all landscape improvement bills have been paid to this date. They agreed that the only bid they would obtain for this summer is to bury the irrigation lines. SRG will pass the bid from Neils Lunceford to the Board for their vote via email on this project.

The Board approved the financials as presented.

V. MANAGING AGENTS REPORT

Completed Items

- Forest Rejuvenation complete and grant money received. Balance of last 10% will be given after noxious weeds are sprayed in the summer.
- Lower mailbox rock placed
- Concrete removed at lower mailbox cluster
- Park pathways complete
- Asphalt work at upper mailbox cluster complete
- Removal of large rocks from around playground is complete
- Slide was repaired by a homeowner

Report Items

- Rusting of galvanized steel on mailbox enclosure cannot be done due to the type of material.

Pending Items

- Meeting between Dave and Deb to determine location of retention ponds – the drain is being blown out tomorrow, on one retention pond on Sage View Court. SRG will ask Dave to verbally confirm the location of the ponds.

VI. RATIFY BOARD ACTIONS VIA EMAIL

None

VII. OLD BUSINESS

A. ARC update

- i. Miller (223 Telluride) – Project underway – New Construction (window change has been made without ARC permission)
- ii. Ronto (49 Legend) – Addition – Review and Compliance fees received
- iii. McCarthy (67 Habitat) – New construction – Final approval given
Review and Compliance fees collected.
- iv. Herrman (60 Mule Deer) – New construction – Review fee collected and Compliance deposit pending
- v. Weid (24 Telluride) – New Construction – Review fee collected and Compliance deposit pending
- vi. Schierholz (50 Mule Deer) – New construction – Review and Compliance fees collected and final approval given.

B. Landscape Committee Report – None

C. Summer Projects – Discussed above

VIII. NEW BUSINESS

- A. Garage Sale 2017 – Owners have expressed that they would like to have their garage sale in June in conjunction with Meadowood HOA sale. The Owner of 52 Sage View Court will let SRG know when Meadowood's is so we can coordinate.
- B. RV Parking – A Board member suggested allowing RV parking in the neighborhood. This was discussed and it was determined that there is not a

suitable location in WPR to park RV's except driveways. The Declaration would need to be amended to change the rules regarding this.

IX. NEXT MEETING DATE

The next Board meeting will be on Monday, September 19, 2016 at 6:00 pm.

X. ADJOURNMENT

With no further business, Jonathan made a motion to adjourn at 6:15 pm. Scott seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____