

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 10, 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
Jonathan Lerner
Bryan Stiefvater
Dave Hammer

Representing Summit Resort Group in person were Kevin Lovett and Deb Borel.
Peter Schutz attended via telephone.

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 9, 2013 BOARD MEETING

- A. Bryan made a motion to accept the minutes from the June 11, 2013 meeting as presented. Jonathan seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

- A. Year to Date Financials-Kevin reported on the following:

- July 31, 2013 Balance Sheet reports
 - 34,784.54 in Operating
 - \$46,598.93 in Reserves
 - \$5,040.82 in Alpine Retainer
 - \$13,004.54 in Alpine Compliance
- July 31, 2013 P & L vs. budget reports that WPR is \$11,649.69 under budget

- B. Variance report:

- 501 – Legal \$1,392 under budget
- 516 – Water \$2,954 under budget
- 525 – Landscaping \$2,152 under budget
- 527 – Park Improvements \$3,000 under budget
- 530 – Miscellaneous \$568 under budget

- C. Accounts Receivable Report:

- Operating Dues
 - All Whispering Pines Ranch owe \$435 for each property
- Road Loan
 - 16 RT – Keen \$1,062 (on payment plan)
 - 22 BC – Scheifley \$700 (is currently under contract and will be collected at closing)
 - 28 LC – Padjen \$1,102 (on payment plan)

- 49CV – Cox \$987 (on payment plan)
 - 70HC – Goslau \$1,062 (on payment plan)
 - Lien
 - 20BC – Woodland \$2,488 – Should have collected the balance at the closing yesterday.
 - Personal Judgment
 - 32SV – Hernandez \$3,490 – decision was made by the board to write off this debt and not pursue further legal action.
- D. Budget 2014
- i. Overall, no changes to the dues
 - ii. Changes from 2013 to 2014 budget include
 - 504 – Insurance – increase \$252 annual, which includes actuals plus allowance for 4% increase in April
 - 505 – Management Fee – Increase \$600 annual
 - 530 – Miscellaneous – Decrease \$852 annual
 - Any money left in operating at year-end will be placed into reserves.

Bryan made a motion to approve the 2014 budget for presentation at the annual meeting. Dave seconded and the motion carried.

V. MANAGING AGENTS REPORT

A. Completed Items

- Rental policy restatement sent to owners
- Snow fencing – a homeowner made a suggestion to add snow fencing by upper cluster of mailboxes. A wood and wire snow fence will be placed before winter in that area.
- The board will look into replacing the asphalt at the lower cluster of mailbox area. Bids will be obtained next spring.

VI. RATIFY BOARD ACTIONS VIA EMAIL

- A. Jonathan made a motion to ratify the approval to complete the tree removal and replacement and to postpone the consideration of the remainder of the work until next spring. Bryan seconded that the motion carried. The contract with Neils Lunceford was included in the meeting packet.

VII. OLD BUSINESS

- A. Landscape – All contracted landscape items for 2013 are complete
- B. Park Improvements – The Board reviewed a letter from insurance agent, Bob Strong, regarding park improvements. Jeff Burke has spoken with owners in the neighborhood for ideas. The Board discussed the options of improvements to be made in the park area to include, an ice rink (30 x 40 feet in size), bocce ball, volleyball, bike park, exercise points, etc. SRG will talk to insurance agent, Bob Strong, to discuss insurance liability, especially with the ice rink. Dave will give the Board an estimate of cost to dig a depression hole, haul out the dirt, add sand and add water. SRG will get map from Google Earth for reference.

Scott will be included in the decision making process for the ice rink. The decision for summer sports will be made by February, so improvements can be made in the spring.

- C. Rentals – Neighbors of 38 Legend Circle say that the owners of 38 Legend Circle are still renting their home short-term. The attorney suggested sending this owner a letter asking them to send copies of his leases since the date of the declaration and also any leases that are pending. Mark Richmond will draft letter with this request. Attorney's second suggestion was to ask other neighbors to record license numbers, and make and model of cars that are in and out of the home, and keep log. If any pattern exists, the board could have ammunition to handle the situation. In annual meeting notice, a reminder will be included to have owners send in the lease information if they are renting their homes. Bryan said that if neighbors are not willing to step forward, the board has no obligation to act on the matter. The Board decided that this is how it would be handled:
 - i. Send notice of lease requirement in the annual meeting notice
 - ii. If necessary, SRG will send individual notice to owners in violation with a deadline to get leases to SRG.
- D. Hernandez – 32 Sage View Court – currently owes \$3,490 and attorney is not able to locate him. Dave recommended writing the debt off. Jonathon made a motion to cease any further legal work and write the debt off. Dave seconded and the motion carried. SRG will inform the attorney to cease any further action.

VIII. NEW BUSINESS

- A. 2013 Annual Owner Meeting
 - i. The annual owner meeting is scheduled for Saturday, October 26, 2013 at 9:00 am. The official notice will be sent to owners on September 26, 2013. The board reviewed the notice. Virginia and Bryan's terms will be up for reelection. Bryan is willing to serve another term.
- B. Audit – There are discrepancies in a recent audit that was performed between WPR and Dave Hammer's company. Dave said that he and Bryan had agreed to split the difference on the audit. Dave has agreed to take the paperwork back to the auditor. Virginia would like resolution before the annual meeting.
- C. The ARC account currently has a balance that is carried through year to year. Dave said that to maintain consistency, that money should be moved out of the ARC account. Virginia would like resolution before the annual meeting. Jonathan Lerner, ARC Committee Chair, expressed frustrations with the current amount of time that he is spending in dealing with the matters of the ARC. Virginia suggested that any administrative work for the ARC be done with a separate contract with SRG. SRG will provide administrative services to WPR for the ARC at an additional cost.
- D. Owners who are not maintaining their yards will be sent a letter to begin doing so.
- E. SRG will contact owners of the canoes that are being stored outside of homes in the neighborhood and have them removed from yard. Owners will be sent an email blast reminding them of the rules regarding operating fence and lease compliance.

IX. NEXT MEETING DATE

The next board meeting will be held on, October 26, 2013 after the annual meeting.

X. ADJOURNMENT

With no further business, Jonathan made a motion to adjourn at 7:58 pm. Dave seconded and the motion carried.

Approved By: _____
Board Member Signature

Date: _____