

WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 2014

I. CALL TO ORDER

The meeting was called to order at 5:55 pm

Board members in attendance representing a quorum were:

Bryan Stiefvater
Scott Whitten
Mark Russo
Jonathan Lerner

Representing Summit Resort Group in person was Kevin Lovett and 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 JUNE 11, 2014 BOARD MEETING

The Board meeting minutes from the June 11, 2014 were reviewed. Scott made a motion to approve the minutes as presented. Mark seconded and with all in favor, the motion carried.

IV. FINANCIAL REPORT

Year to Date Financials-Deb reported on the following:

July 31, 2014

July 31, 2014 Balance Sheet reports:

- \$65,426.81 in Operating
- \$55,924.65 in Reserves
- \$ 6,545.66 in the Alpine Retainer (ARC)
- \$10,009.90 in the Alpine Compliance (ARC)

July 31, 2014 P & L vs. budget reports that the association is \$3,119.24 under budget in operating expenses.

The Board reviewed and discussed the Accounts Receivable Report. Most owners are current with dues, but one owner owes \$589.46. Summit Resort Group continues to work with this owner to bring them current.

The Board discussed the major areas of variance.

Budget 2015 – No increase to dues proposed – Areas of change between 2014 and 2015 budgets include:

- Accounting and Postage - \$54 decrease
- Insurance - \$54 increase based on actuals plus allowance for 8% increase

- Trash – decrease per actuals – it was noted that trash revenue will remain the same.

Mark made a motion to approve the 2015 budget for presentation at the 2014 Annual meeting. Jonathan seconded and the motion carried.

V. MANAGING AGENTS REPORT

Completed Items

- Stop sign has been replaced on the corner of Forest Glen and WPR Road
- Stop sign post at the corner of Forest Glen and WPR was replaced
- New ARC has been formed:
 - Jerry Westhoff – Architect
 - Tim Scanlan – Member
 - Jeff Walters – Member
- ARC Fee Structure put into place
 - New Construction
 - \$1,500 – Review Fee
 - \$3,000 – Compliance Deposit
 - Remodel / Additions
 - \$1,000 – Review Fee
 - \$2,500 – Compliance Deposit
 - Landscaping
 - \$250 – Review Fee
 - \$500 – Compliance Deposit
 - Deck Replacement or Addition
 - \$250 – Review Fee
 - \$500 – Compliance Deposit
 - Painting / Fences
 - No fees

Report Items

- Continue to call owners regarding weeds. Neils Lunceford has sprayed several lots. Owners will be rebilled.

Pending Items

- Fall BBQ – This will be discussed at the spring board meeting and will be planned for sometime in June.
- Irrigation Blow out

VI. RATIFY BOARD ACTIONS VIA EMAIL

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

VII. OLD BUSINESS

- A. Deb Borel gave the following ARC update:
 - i. Swoll – no update. In progress. Review and Compliance fees have been received.
 - ii. Pfaff – Job complete and compliance deposit has been returned.
 - iii. Thompson / Wade – In Progress – Review and Compliance fees have been received.

- iv. Shumacher – No update
 - v. Snyder – Remodel – Final Approval granted – In Progress
 - vi. Bailey (22 LC) – Landscape – Approval has been granted. Fees collected
 - vii. Hicks (64 SP) – Landscape – fees collected – Approval granted.
 - viii. Rubenstein (12 LC) – step repair and hot tub install – Approval granted.
No fee required.
 - ix. Morano (84 SP) – Greenhouse removed from common area.
 - x. Miller (223T) – New construction – still working with ARC through the process. Fees collected.
 - xi. Eisemann (20 BC) – Landscape – fees collected and plan approved
 - xii. Re-stain requests – All approved
 - 1. 21 BC
 - 2. 47 LC
 - 3. 29 GP
 - 4. 86 CV
 - 5. 10 BC
 - 6. 47 LC
 - xiii. Fence Requests – All approved
 - 1. 20 MD
 - 2. 44 CV
- B. Landscape committee report
- i. Mailbox Shelters – The board reviewed bids for the installation of structures to partially cover the mailboxes. Scott made a motion to hire Alpine Craftsman for \$21,000 to construct the two structures with the addition of 4 feet to the top mailbox cluster for future mailbox addition if necessary. Mark seconded and the motion carried. Deb will contact Doug Jackson, the architect that drew up the plans, to have him edit the upper cluster structure with the addition of the 4 feet. This expense will be expensed from Reserves.
- C. Road Update – In Dave Hammer’s absence, Deb reported that the County has still not accepted Telluride or Mule Deer. There will be work around the manholes per County request. Deb will confirm with Dave that there will be work done around the manhole on Mule Deer.
- D. Trees behind homes on Legend Circle – The board reviewed the bid to remove the fallen trees behind the homes on Legend. Scott made a motion to have the four fallen trees removed from behind the homes on Legend. Bryan seconded and the motion carried. Bobby Cat, tree removal company, will be asked to mark all trees in that area that he recommends be removed. SRG will get a bid from Alpine Tree Service and Bobby Cat for removal.
- E. The Board discussed adding a soccer field or volleyball net to the park area and agreed that no sports field would be added to the park.
- F. Upgrading the paths in the park will be discussed in the spring.

VIII. NEW BUSINESS

- A. Annual Meeting – The Board reviewed the annual meeting notice that will be sent to owners on September 25. The 2015 preliminary budget will be added to the notice.

IX. NEXT MEETING DATE

The next Board meeting will be held on Saturday, October 25, 2014 following the annual meeting, to elect officers.

X. ADJOURNMENT

With no further business, Scott made a motion to adjourn at 6:45 pm. Jonathan seconded and the motion carried.

Approved By: _____

Board Member Signature

Date: _____