

WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING

January 8, 2009

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened Wednesday, January 8, 2009, at the Wilderndest Commercial Center. Directors present were Greg Schrammeck, , Alastair Stone, Keri Rougemont, and Dave Hammer. Linda Shannon-Hills joined the meeting in progress. Present from Wilderndest (WPM) were Sheila Skaggs – HOA Liaison, Barb Walter – Director of HOA's, and Daniel Vlcek – Director of Property Manager. The meeting was called to order at 10:00 a.m.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED WITH ONE ABSTENSION, THE MINUTES OF THE AUGUST 5, 2008, MEETING WERE APPROVED AS WRITTEN.

FINANCIALS

The November financials were reviewed. The Balance Sheet reflected an Operating Account balance of \$76,443.28 and a Reserve Account balance of \$20,707.11. The Operating Income statement shows a loss of \$14,595.14 for November. The Reserve statement for the same period had no expense activity. The YTD statements show a loss of \$22,310.40 in Operating and a loss of \$3464.10 for Reserves.

Other financial discussion items included:

- One owner on Raindance Trail is delinquent.
RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, THE OWNER WILL BE CONTACTED BY TELEPHONE AND LETTER; IF THERE IS NO RESPONSE WITHIN 10 DAYS, A LIEN WILL BE FILED ON THE UNIT. (NOTE: Mr. Stone knows the owner and wants the opportunity to discuss the delinquency prior to further collection action.)
- Another owner on Mule Deer Court is in arrears. The lien paperwork has already been filed and the property is presently for sale.
- Mr. Schrammeck asked for an explanation of Acct# 339, "deferred revenue". Anita Baranowski, WPM Controller, joined the meeting to explain that this line items refers to the dues paid annually but changes each month to reflect the adjusted monthly allocation.
- It was noted that the loss of \$14,595.14 in the Operating account was mainly due to late invoices that came in for landscaping from Accts. #677, #683, #685, and #686.
- Ms. Shannon-Hills suggested changing the Annual meeting to June from the present date in October. In the past, the October time frame has not drawn a majority attendance by the members. If the Annual meeting is changed to June, more members might attend while they are in the County for the summer months.

- Ms. Shannon-Hills questioned the fiscal year being on a calendar year schedule. Ms. Walter explained that the fiscal year is generally dictated by the HOA Declaration but if not, the Board may be able to change it.
- The YTD Operating deficit is mainly due to the KJHAM trees replacement project. The \$5000 expense in Acct #679 needs to be reclassified to Acct #685.
- The Board would like to see a separate account set up for open space from Reserves.
- Ms. Shannon-Hills suggested having a financial work session meeting next month to review and better define the financial information. The Budget discussion is tabled until this meeting. The meeting is tentatively set for February 17 at 9:30 a.m. at WCC based on the January financials being completed by February 15.

PROPERTY CONSIDERATIONS

Mailboxes

Winter has caused snow drifting around the mailboxes. Mr. Vlcek was informed of the need to plow and shovel around the mailbox areas on a regular basis. Mr. Hammer will install another snow fence on the west side of the mailbox location, which will hopefully help address the drifting problem. Mr. Stone complimented the good job Mr. Vlcek and his staff are doing this winter.

Signs

The Board would like to erect “Children at Play” signs in appropriate areas on the property. Ms. Shannon-Hills already has one of these signs to donate and Mr. Pierre has access to four more. The signs will be placed at the entrance to the park and gates in the spring.

Violations

An owner complained about a loose chocolate lab in the neighborhood. Ms. Skaggs will send a letter to the dog owner defining the rules and regulations about pets and informing the owner that any future incidences will result in violations and potential fines.

Waste Management

The Board would like the recycle bins changed to co-mingled bins. Ms. Skaggs will notify Waste Management.

Open Space

- Ms. Rougemont suggests soliciting donations for the open space project from all owners.
- Mr. Hammer suggested using playground mix or ball field mix for the children’s playground area; these materials provide a safer surface for playgrounds. He offered to donate the appropriate material.
- Mr. Hammer stated that he can build a pavilion, 20 ft. x 30 ft., for approximately \$10,000. He will provide plans for the structure to be reviewed at the February 17 meeting.
- The Miracle Recreation Equipment contract should not include the sales tax amount of \$425.85 due to WPR’s not-for-profit status.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, UP TO AND INCLUDING \$20,000 CAN BE SPENT ON THE

RECREATION EQUIPMENT AND INSTALLATION FROM MIRACLE RECREATION EQUIPMENT COMPANY.

- ARC approval is needed for this playground project and Summit County needs to be notified of the project plans.

Property Maintenance

- There was extensive discussion regarding the exterior house maintenance control by the ARC, particularly with regard to determining the need for exterior staining.
- A list of houses that need staining in 2009-2010 will be created by the ARC.
- Ms. Rougemont presented a staining bid from DR Custom Painting as a cost estimate for addressing those homes in need of staining as determined by that contractor. The methodology of determining which homes need staining was questioned.

OTHER MATTERS

- The ARC contact information needs to be posted on WPR website.
- The Board would like to see ARC guidelines updated, especially those related to new construction, remodeling of existing structures, additional of hot tubs and playgrounds, etc.
- The 2V Landscaping invoice was presented for approval to pay.
RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND PASSED UNANIMOUSLY, THE 2V LANDSCAPING INVOICE WAS APPROVED FOR PAYMENT.
- Mr. Stone will contact Ms. Skaggs regarding the tree spraying plans through Alpine Tree Service.
- Mr. Hammer is continuing to address the road maintenance issues with Summit County. He has already rebuilt Raindance Trail, Legend, Brushcreek and Grays Peak but is seeking the County's involvement in rebuilding the main road due to damages caused by heavy commercial traffic. In November, Mr. Hammer sent a letter to Summit County PID (Public Improvement District) to request the repair of the main road. The County has already spent \$100,000 to repair only one area. In the spring, homeowners will be encouraged to attend the county planning meeting for discussion of this issue. Ms. Shannon-Hills will deliver reminder flyers to all homeowners regarding the date and time of this meeting. It was also suggested that the Board should solicit signatures on a petition requesting the County's support.
- Ms. Skaggs presented the new Motion Spreadsheet that can be used at all future meetings.

NEXT MEETING

The next meeting will be a financial work session scheduled for February 17, 2009, at 9:30 a.m. at the Wilderest Commercial Center.

ADJOURNMENT

The meeting adjourned at 1:00 p.m.