

WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING

October 21, 2009 - Wednesday

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened Sunday, October 21, 2009 at the Wildernest Commercial Center. Directors present were Alastair Stone, Johnathan Lerner, Dave Hammer, Scarlett Lewark and Virginia Parks. Sheila Skaggs, HOA Liaison, and Karen Harsch, Director of HOA's represented Wildernest Property Management (WPM). The meeting was called to order at 6:01 p.m.

APPROVAL OF MINUTES

The minutes of the August 29, 2009 were reviewed:

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes were approved as amended.

FINANCIALS

- A draft of the Developer Audit should be completed by the end of October.
- A Board member questioned how the Whispering Pines Park playground and pavilion development costs are to be coded on the financials.
- Taxes are paid on interest only.
- At the end of the fiscal year, the finances will be reviewed, cleaned and finalized.
- The Board requested an investigation into why late trash payments are not assessed a reoccurring late fee. Presently any late trash payments are not assessed a late fee due to a Board decision made years ago.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, late fees will be assessed on late payments starting on January 1, 2010.

- Mr. Stone submitted a receipt for reimbursement.
- The September, 2009 financials were reviewed

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the financials were approved as presented.

BUDGET

The 2010 Budget was reviewed.

- The projected water costs might come down next summer when a landscaping contractor is chosen.
- Ms. Skaggs will request that all the invoices from Greenscapes, Tim Cohen, be submitted and closed out.
- The Budget Teleconference owners meeting will be held on November 13, 2009. The only item on the agenda will be the ratification of the 2010 Budget.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the 2010 Budget was approved as presented.

COMMITTEE DISCUSSION

OPEN SPACE

- The gravel paths have been addressed by Mr. Hammer
- Tables and chairs for the Pavilion will be addressed next season
- Snow Peak is released to the county now. Summit County is responsible for full maintenance. Next year, Telluride and Mule Deer will be released to the county.

SUMMIT COUNTY STREET MAINTENANCE

- Mr. Hammer is requesting a special meeting with the Summit County Road and Bridge Department to obtain the drilling engineering report.
- Snow plowing of WPR roads will continue with no changes for this winter.
- Mr. Hammer repaired the Greys Peak sinkhole.
- It was suggested that a tracking device be rented and placed at a location within Whispering Pines Ranch to monitor the traffic on the roads. The data can then be presented to the Summit County Road and Bridge Department.

OTHER MATTERS

- An owner has not submitted a compliance fee that is required by ARC Rules and Regulations. Mr. Hammer will send an email to Ms. Skaggs detailing the information that needs to be sent to the owner. A letter can then be created and sent certified mail.
- Mr. Stone reported a few more dead pine beetle trees behind 36 Legend.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mr. Stone is authorized to have the dead trees cut down.

NEXT MEETING DATES

February 6, 2010, 9:00 am, Board of Directors at 16 Habitat

April 10, 2010, 9:00 am, Board of Directors, at 28 Legend

June 12, 2010, 9:00 am , Spring Walkthrough and BBQ at the Pavilion

September 18, 2010, 9:00 am Board of Directors and Budget at 15 Greys Peak

November 13, 2010, 9:00 am Annual Meeting, Keystone Center.

The meeting adjourned at 8:35 p.m.