

WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING

February 17, 2009

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened Wednesday, February 17, 2009, at the Wildernest Commercial Center. Directors present were Greg Schrammeck, Alastair Stone, Keri Rougemont, Linda Shannon-Hills, and Dave Hammer. Present from Wildernest (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 9:35 a.m.

APPROVAL OF MINUTES

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND UNANIMOUSLY PASSED, THE MINUTES OF THE JANUARY 8, 2009, MEETING WERE APPROVED AS WRITTEN.

FINANCIALS

The January financials were reviewed. The Balance Sheet reflected an Operating Account balance of \$154,004.06 and a Reserve Account balance of \$19,682.58. The Operating Income statement shows a profit of \$61,575.49 for January. The Reserve statement for the same period shows a loss of \$1,033.87. The Year End statements indicate a loss of \$21,208.25 in Operating and a loss of \$3454.76 for Reserves.

Other financial discussion included:

- The year-end (December 31, 2008) posting journal was reviewed and the following reclasses were directed to be made:

Account 669-Electric	Reclass \$120 to 687 (Account 669 will be eliminated on future budgets)
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Account 675-Ditch/Fence	Reclass \$43.71 to 609
	Reclass \$95.24 to 609
	Reclass \$23.87 to 682
	Reclass \$415.79 to 682
	Reclass \$19.60 to 609

Account 677-Landscape	Reclass \$1076.64 to 682
	Reclass \$ 237.59 to 682
	Reclass \$35.00 to 687
	Reclass \$388.35 to 686
	Reclass \$340.00 to 682
	Reclass \$1140.00 to 686
	Reclass \$1462.39 to 682
	Reclass \$329.30 to 686
	Reclass \$770.00 to 685

Account 685-Open Space Part of the \$7583 expense will be reclassified to 820; Mr. Hammer will inform WPM of this amount after discussing the charges with the contractor who was not supposed to charge for the equipment provided by Mr. Hammer.

- Account #401 balance is not complete. It was determined that the contributed capital on three lot sales, a total of \$1500, was not collected from Land America. Mr. Hammer will follow up with Land America and request the funds.
- The approved budget for the current fiscal year was reviewed and the following decisions were made regarding future budget line items:

Account 675-Ditch Maintenance and Account #680-Detention Pond Maintenance will be combined

Account 677-Landscaping Maintenance and Account 714- Landscape/Drainage will be combined.

Account 686 -The title, Beetle Kill Removal, will be changed to Beetle Kill Removal/Spray.

The revised posting journal showing the discussed reclasses and the revised budget format with the revised 2008 actuals will be sent to the Board of Directors after the above amendments are completed.

Mr. Schrammeck suggested soliciting the assistance of some of the neighborhood's financial experts to review the budget format and make suggestions for improvement.

RESOLUTION: Upon motion made, duly seconded and passed unanimously, the annual meeting minutes will be amended to reflect that the Resolution regarding the transfer of funds from the operating account will read as follows: "RESOLUTION: Upon motion made, duly seconded and passed unanimously, it was resolved that any Operating funds in excess of \$100,000 at the end of the 2008 fiscal year may be transferred to the Reserve Account."

RESOLUTION: Upon motion made, duly seconded and passed unanimously, Mr. Stone is authorized to contact the owner at 16 Raindance Trail to negotiate a reasonable payment plan on his delinquent account. Part of the payment plan should be immediate payment of the insufficient funds check of \$585.00.

PROPERTY CONSIDERATIONS

Forest Glen Parking Lot

Mr. Hammer is communicating with Summit County to try and get the parking lot asphalted.

Grass in Open Space

Mr. Hammer volunteered to re-seed this spring.

Pavilion

Mr. Hammer presented his construction plans for the Pavilion:

- The Pavilion size will be approximately 18 ft.x 22–24 ft.
- The siding will be Pine Beetle kill wood or “blue stained” wood.
- Removable sides can be made of heavy canvas.
- The Summit County Permits will cost approximately \$1500.00 but permitting may not be necessary.
- The roof will be tongue and grooved on the underside (may be Pine Beetle kill wood). The topside will be constructed with a 40 year Asphalt shingle.

The Playground Equipment Committee will meet in March to finalize the purchase and price.

OTHER MATTERS

- The Board suggested that the ARC create more extensive guidelines for exterior maintenance requirements. Mr. Schrammeck suggested a survey be created and sent to all owners asking for feedback on staining this season. The Board would like to see examples of other HOA guidelines for exterior maintenance requirements (Three Peaks, Highland Greens, Elk Run). Ms. Skaggs will create a spreadsheet to track the owner survey results. If there is sufficient interest, she will start obtaining staining proposals from at least three contractors.

NEXT MEETING

The next meeting will be April 21, 2009, at 9:30 a.m. at the Wilderest Commercial Center. The agenda items will include Reorganized Budget, ARC guidelines and other general matters.

RESOLUTION: Upon motion made, duly seconded, and unanimously passed, the Annual Meeting will be rescheduled to Saturday, August 29, 2009, at the Keystone Conference Center. A luncheon event at the Pavilion (if completed) afterwards has not been finalized yet.

The budget approval Board meeting will be held six weeks prior on July 14 at 9:30 a.m., at the WCC.

ADJOURNMENT

The meeting adjourned at 1:00 p.m.