

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
February 5, 2011 - Saturday**

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened Saturday, February 5, 2011, at 15 Greys Peak Trail. Directors present were Bryan Stiefvater, Jonathan Lerner, Scarlett Lewark, Virginia Parks, and Dave Hammer. Also present was Don Wagner, Community Association Manager from Wildernd Property Management (WPM). The meeting was called to order at 9:15 a.m.

OWNERS FORUM

The owner of 28 Brushwood Court, Sarah Austin, addressed the Board with a request for a legal accessory apartment in the basement of her unit. This request has been approved by the architectural review committee. The Board discussed possible issues with exterior parking.

RESOLUTION: Upon motion made, duly seconded, and carried unanimously, the request for an accessory apartment at 28 Brushwood Court is approved, subject to County approval and conformity with Association Rules and Regulations.

The owner of 10 Brushwood Ct. has contacted the Board and acknowledged that they would like a fence section adjoining their property converted into an gate. This will allow access to the open space area. The gate will be constructed by Neil's Lunceford and paid for by the owner.

APPROVAL OF MINUTES

The minutes of the November 10, 2010 Board of Directors meeting were reviewed:

RESOLUTION: Upon motion made, duly seconded, and carried unanimously, the minutes were approved as modified, with Jonathan Lerner appointed secretary of the Board of Directors to fulfill officer requirements.

FINANCIALS

- The December 2010 financials were reviewed.
- It was noted there is decreased income from property sales and increased legal fees due to short term rental, and roads issues.
- By consensus the Board agreed to the transfer of excess operating funds to the reserve account.
- The Board agreed to the Treasurer directing funds transfers to CDs to increase the rate of return.
- WPM was directed to place a lien on a unit past due for the costs incurred by the HOA for spraying weeds on the unit's property.
- After discussion it was agreed any account 30 days delinquent shall have late fees assessed.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the December 2011 financials are approved.

COMMITTEE DISCUSSION

Landscape -

- The new landscape contract, by Board consensus, may be signed by Ms. Lewark.
- The Board discussed options for an annual owners picnic; owners input should be obtained.

Streets - Maintenance issues with Summit County were discussed by the Board.

OTHER BUSINESS

Short term rental restriction -

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the short term rental resolution, with no owner comments received, was agreed to be signed.

Meeting dates/locations – The meeting schedule was reviewed; dates were agreed to be correct, and all Board meeting locations were changed to Ms. Parks' residence.

Fence – A unit that removed a section of fence has not replaced it. A letter was to be sent to the owner requesting they replace the fence or the HOA would repair and bill the owner. Has the owner responded?

Construction sites – Are issues with encroachment on neighboring properties monitored? It was agreed this is an issue for the County, not the Architectural Review Committee.

ADJOURNMENT

The meeting adjourned at 11:15 a.m.