

**Whispering Pine Ranch
Board of Directors Meeting
February 6, 2010**

The regularly scheduled meeting of the Whispering Pines Ranch Board of Directors was held on Saturday February 6, 2010 at 16 Habitat Trail. Directors Alistair Stone, Virginia Parks, Johnathan Lerner, and Scarlett Lewark were in attendance along with Linda Shannon Hills, Chair of the Landscaping Committee. Representing Wilderrest Property Management were Roxy Hall, HOA Liaison and Daniel Vleck, Off-Mountain Director. President Stone called the meeting to order at 9:10 A.M.

MINUTES

The Board reviewed the minutes of October 21st and November 14th, 2009 meetings.

RESOLUTION: UPON MOTION MADE, DULY SECONDED, AND UNANIMOUSLY CARRIED, THE BOARD APPROVED THE MINUTES OF OCTOBER 21ST, 2009 AS WRITTEN AND THE MINUTES OF NOVEMBER 14, 2009 WITH CORRECTIONS.

FINANCIAL REPORT

The December 31, 2009 financials were reviewed. The Treasurer noted adjustments to the Equity report (due to reclassifications) as follows: Account 403, Current Year Income, the balance was to be adjusted to -\$27,678.89 and Account 409, New Reserve Account, the balance was to be adjusted to \$32,917.62. WPM Accounting was instructed to transfer to Reserves \$80,000. establishing a new Reserve Account. Transfer from Reserves the amount of \$47,082.38 for the Pavilion/Playground Equipment purchase. This will reflect a net profit (loss) after the transfers of -(\$27,678.89). The Board approved the financials with the above notations.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED TO EXPENSE THE COST OF THE PAVILION AND PLAYGROUND IN 2009 ALONG WITH COMBINING LINE ITEMS #404 (Current Year Income), #405 (Equity Replacement Reserve), AND #409 (New Reserves) INTO ONE RESERVE ACCOUNT.

An update of the audit was presented and reviewed:

- In 2004, evidence of \$6000. of property dues may have been assessed twice.
- During 2005, the same property dues were not paid, which may account for a correction of the double billing. Leaving a \$2000. Balance to be further investigated. WPM has sent all supporting documentation to the auditor.
- The auditor recommends \$139,500.00 be re-classed as operating equity within this year's financial reporting.
- The audit should be finalized within the next few weeks.

WPM was instructed to report the balance of the A.R.C. account to the Board. WPM is to add the reporting of this account to the financial reports.

The Board expressed its gratitude to Ms. Parks for the tremendous work she has done on behalf of Whispering Pines Ranch. Ms Parks in turn complimented WPM accounting for their partnership and efforts working in conjunction with her.

LANDSCAPE PROPOSALS

The Chair of the Landscape Committee reported on the process used to obtain landscaping bids, in addition to the final bid recommendation:

- A comprehensive 3- page Scope of Work was distributed to the vendors.
- Four (4) bids were submitted, read and reviewed by the committee.
- Neils Lunceford was awarded the contract. The recommendation of the committee was made by the following criteria:
 - Cost to Value
 - A dedicated maintenance crew and manager.
 - Pro-Active plans for the future of the community.
 - Excellent recommendations and reputation.
 - Impressive history especially in regards to weed control.
 - Ability to communicate well with the community. I.E. Prior notice of spraying.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY, IT WAS RESOLVED THE LANDSCAPE COMMITTEE MAY PURCHASE, AT A COST NOT TO EXCEED \$1500.00, TWO SQUARE TABLES, 'NATURAL' IN COLOR, FOR THE PAVILLON.

The Board requires the Landscaping Committee to:

- Monitor and assess the work provided by Neils Lunceford.
- Establish clear goals and expectations to be detailed in the final contract.
- The Landscaping Committee will establish a 'single' voice to communicate with the landscaper.
- The Committee chair will report directly to the Board.
- The Committee will define the roles of its members to areas of specified landscaping tasks.
- An annual report from Neils Lunceford will be presented to the Board through the Committee giving the status of needs, repairs, etc.

RESOLUTION: THE BOARD APPROVES THE NEILS LUNCEFORD 3-YEAR CONTRACT WITH A 30 DAY CANCELLATION CLAUSE. THE BOARD FURTHER GRANTS THE LANDSCAPING COMMITTEE AUTHORITY TO SPEND, BUT NOT TO EXCEED, \$23,000.00 FOR 2010 LANDSCAPING.

WPM is to verify Insurance and HOA Liability regarding the fire pit at the pavilion and report findings to the Board.

The Board wishes to recognize and thank Ms. Hills for chairing and bringing to fruition the playground and pavilion project. Job well done!

OTHER MATTERS

Street Maintenance:

- A recorded Release of Bonds confirms the roadwork was completed to county standards.
- A recommendation was made to consult legal counsel.
- 3 streets remain in the declarant control.
- Discussions with the county will continue.

Violations were reviewed, the Board instructed WPM to continue with the current procedure and fine schedule.

WPM was instructed to send a bulk email to homeowners regarding pets per the rules and regulations.

The Board thanked WPM for its diligence in refilling the mutt mitts stations.

NEW BUSINESS

It was recommended that an investigation into the possibility of a community storage lot or on property storage be allowed. Mr. Lerner will research and report to the Board.

NEXT MEETING AGENDA ITEMS

- Management Contract and associated fees
- Pavilion use guidelines
- Roads
- Storage

NEXT MEETING DATE

April 10, 2010 at 28 Legend Circle

ADJOURNMENT

The meeting adjourned at 12:35 P.M.