

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
April 13, 2011 - Wednesday**

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened Wednesday, April 13, 2011, at 15 Greys Peak Trail. Directors present were Bryan Stiefvater, Jonathan Lerner, Scarlett Lewark, Virginia Parks, and Dave Hammer. Also present was Sheila Skaggs, Community Association Manager from Wilderwest Property Management (WPM). The meeting was called to order at 6:16 p.m.

OWNERS FORUM

No owners were present at the meeting.

The Board noted that any communications for 45 Habitat Court are to be sent to the bank who now owns this property.

APPROVAL OF MINUTES

The minutes of the February 5, 2011 Board of Directors meeting were reviewed:

RESOLUTION: Upon motion made, duly seconded, and carried unanimously, the minutes were approved as modified, with adding the 10 Brushwood Ct. gate comments.

ROAD and BRIDGE vs. WHISPERING PINES RANCH HOA UPDATE

Dave Hammer presented the latest updates concerning the ongoing discussion with Summit County concerning the maintenance of Whispering Pines Ranch roads.

- Dave Hammer will continue to meet with the Summit County officials to obtain a written contract.
- By the end of May, 2011, Dave Hammer will perform a walkthrough inspection of the roads as soon as the weather permits.
- Once the road damage and associated repairs are noted, Dave Hammer will coordinate obtaining estimates from 3 companies to facilitate the repairs.
- After the estimates are obtained, the Board of Directors will convene no later than July 1, 2011 to decide what special assessments might be needed for the road repair project.

OTHER BUSINESS

Mr. Johnathan Lerner presented the updates on Swan Meadow Storage -

The storage facility at Swan Meadow is almost ready to provide rental spaces to Whispering Pines Ranch. The spaces are 12 feet - 20 feet long. They may be able to provide 30 to 35 storage spaces dedicated to Whispering Pines Ranch. The contract is not ready to be signed yet. When the contract is signed, Mr. Lerner will inform Ms. Skaggs of WPM to alert the membership of Whispering Pines Ranch with the details.

A homeowner is still running ads on VRBO for short term rentals which are against the Policies and Procedures of Whispering Pines Ranch. Ms. Skaggs will research this ad and verify the rental information before issuing a violation letter.

Mr. Hammer reviewed concerns he has with the Declarant Audit results; primarily problems in reconciling the records from Wildernest Property Management and his records. Mr. Hammer has presented his concerns to the Executive Management of Wildernest Property Management.

Ms. Skaggs reviewed the new format collection policy. The Board of Directors would like to know why at 90 days, WPM charges \$100 for a processing fee and a \$300 fee for a Delinquent Homeowner Packet.

Ms. Skaggs reviewed the new House Bill 1124 – Conflict of Interest.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

AT THIS TIME, EXECUTIVE SESSION WAS HELD TO DISCUSS MANAGEMENT COMPANY RFP'S.