

WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING

June 27, 2009 - Saturday

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened Saturday, June 27, 2009 at the WPR Open Space Park. Directors present were Greg Schrammeck, Alastair Stone, Linda Shannon-Hills and Dave Hammer. Guest in attendance was Bill Leigh, Helga Stone and Ginger Wray. No one was present from Wilderrest (WPM). The meeting was called to order at 7:30 am.

APPROVAL OF MINUTES

Given location and number of items to discuss, the minutes of the April 21, 2009 meeting were not reviewed or approved. TO BE APPROVED.

FINANCIALS

No financial information was reviewed.

SPRING WALK-THRU ACTION ITEM LIST

The board members walked through the action list from the Spring Walk-thru held on May 30 to determine current status. See this action list for current status.

- Dave Hammer updated the following information on Pavilion:
 1. He submitted to Summit County.
 2. County posted a notice to people to comment, end date 6/26/2009
 3. Dave Dave felt they would approve
 4. Pavilion plans would then go to Baker Hogan to create a CAD drawing and a dimensional construction drawing the week of June 29. Size will be 18' x 24'.
 5. Plans to be submitted to Summit Building department for approval. He was telling them that colors would be approved by HOA ARC.
 6. The beetle kill wood will have a clear sealer.
 7. Roof to be a 40-year asphalt shingle in earth tones.
 8. The vertical columns will be stained.
 9. Colors to be submitted to HOA ARC for final approval.
- Bill Gallipo construction site issue on Telluride
 1. Dave Hammer cautioned the board to not take action as we don't have legal right to touch or enter this lot.
 2. Dave Hammer stated that this has not been turned over to a bank
 3. Linda Shannon-Hills will contact county to report this lot as a safety issue
 4. Dave Hammer has a call to Bill Gallipo to get an update
 5. They submitted plans to ARC with \$1000 with plan but did not pay the compliance \$3,000.
 6. ARC states that house must be built within 12 – 18 months (need to confirm) from start.
- Mutt Mitt boxes
 1. Group agreed that we should use the same type of dispensers for mutt mitts
 2. Dave Hammer will contact county to find out if trash cans are mandated at trail parking areas
- Canyon View request to move trees

1. Alastair sent an earlier email that the Thompsons on Canyon View would like to have trees removed or moved from their view of the mountains.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY TO DENY THE MOVE OR REMOVAL OF THE REQUESTED TREES.

- TREES –

1. Dave Hammer explained that many of the trees in the Open Space park and the WPR Blvd loop around the park that have died were from the order of 60 trees that came in from Minn. The cost was \$125 planted. He will replace the trees but does not want to replace until fall (October). He wants to purchased narrow leaf cottonwoods from the Front Range nurseries. The Spruce trees will be replaced then as well.
2. The HOA purchased trees from the Minn order. Dave Hammer offered to split the cost of those trees that have died.
3. Dave will pull out the dead trees when his equipment is in the park building the pavilion.

- Cove Blvd WPR trees

1. During the Walk-thru, it was pointed out that there are no trees or shrubs along Cove Blvd that borders WPR development.

RESOLUTION: UPON MOTION MADE, DULY SECONDED AND PASSED UNANIMOUSLY TO PURCHASE FOUR SPRUCE TREES FROM CHEAP TREES, NOT TO EXCEED \$2000 FOR TREES, PLANTING AND DRIP SYSTEM.

- Landscaping Maintenance

1. Discussion about the quality of service from landscaper, Tim Coen from Greenscapes.
2. Greg Schrammeck suggested that by the end of the summer, the HOA goes out for bid on landscaping services which would start spring 2010.
3. Suggested three or four companies be contacted. Tim Coen – Greenscapes; maybe 2 V's Landscaping; third might be Rothery Landscaping or Wildernest.
4. Dave Hammer, Helga and Alastair Stone volunteered to be on committee.

- Path at the end of Raindance Trail to Cove Blvd.

General Discussion

- Signs are needed at various places on WPR

1. Liability – warning signs around playground equipment
2. Signs under Mutt Mitts to carry bags home after use
3. Signs at entrance to Open Space park stating that the park is for WPR homeowners along with their family and their friends... or something like that.
4. Street signs pointing to Gray's Peak and Brushwood as well as other streets around the park.

- Trash – not have trash containers at the Mutt Mitt dispensers

- Discussion about having a fence around the utility boxes on WPR Blvd across from Raindance or paint / stain a color to blend in the neighborhood.

- Entry Sign needs to be re-stained

- It was pointed out that the Radon pipes on the 51 Mule Deer house needs to be painted to blend with house colors.

- Discussed adding Bluebird houses in Open space park
- Discussed adding a dumpster in Open Space for all the weeds that need to be pulled
- Linda Shannon-Hills brought up the need to increase the HOA insurance to cover the new additions to the Open Space park
- Emergency gate which would allow vehicles to come into the park but to be closed or maybe locked.
 1. Dave Hammer suggested putting in a pipe that a post could be lifted out to open
 2. Also suggested to have a gate that swings which would allow quick access into the park.
- Alastair asked about putting in a path from the opening in the Open Space park fence between Habitat and Canyon View. – will be added to list of work needed for the park.

djournald at 4:10pm.

Meeting ended at 9:15 am.