

WHISPERING PINES RANCH BOARD OF DIRECTORS MEETING

August 18, 2009

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened August 18, 2009 at the Wilderdest Commercial Center. Directors present were Alastair Stone, Linda Shannon-Hills, and Virginia Parks. Director Dave Hammer was absent. Sheila Skaggs, HOA Liaison, Karen Harsch, Director of HOAs, and Tony Synder, Owner of Wilderdest Property Management represented Wilderdest Property Management (WPM). The meeting was called to order at 8:03 a.m.

BOARD MEMBER RESIGNATION

Board member, Kerri Rougemont, tendered her resignation from the Board effective immediately. Mr. Stone would like to increase the number of active Board members from 5 to 7 at the Annual meeting.

APPROVAL OF MINUTES

The minutes of the July 12, 2009 was reviewed:

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes were approved as presented.

The minutes of July 28, August 3 and August 12 Board of Directors meetings were reviewed:

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the minutes were approved as presented.

FINANCIALS

The July 2009 financials for were reviewed:

- An opportunity recently presented itself to purchase some stone benches at a very reasonable price of \$80.00 each + a \$350.00 delivery fee. The total invoice is \$1597.27. The benches will be offered to homeowners who want to purchase them for \$110.00 each.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the invoice to Kirk Johnston is to be paid in the amount of \$1597.27.

- Ms. Parks would like to know if there are any costs associated with setting the stone benches. Are they stable after being set?
- The Reserve Account started at \$30,000 and presently is at \$15,000. At the end of 2007-2008 there were charges of \$15,000. Ms. Perotti, WPM Controller will research the origin these charges.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the pavilion and playground equipment will be capitalized.

- The 2008 resolution that called for a \$100,000 transfer from reserves is to be rescinded. The new resolution will be sent to all owners with the new Budget. The asset will be posted in August 2009.
- Mr. Hammer will submit an invoice for 30 trees at \$100 each. WPM is instructed not to pay anything over \$3,000 without further advice from the Board.
- Ms. Parks noted that the end of the statement says "out of balance" which is a benign statement with no meaning. This phrase will be removed.
- An owner has paid 5 years of dues in advance. This will be verified by the WPM Accounting Department.
- Mr. Tim Cohen invoices are not consistent. The Board would like the invoices on a monthly (30) day cycle.

- Since the Annual Meeting date was moved up to August 29 this year instead of October, there will not be a significant amount of actuals to show on the financial statements. The newly formatted, proposed Budget is to include 6 months of actuals for the Annual meeting.

OPEN SPACE

- The Budget should include the following accounts; Park Improvements, Park Maintenance, Common Area Improvements, and Common Area Maintenance
- The Pavilion project has started.
- Some homeowners have adopted “berms” to decorate and maintain. (i.e. the Wrays have adopted 2 berms, the Stones have adopted 1 berm)
- 99% of the Chamomile has been pulled inside the park fence. All open spaces are on schedule to be sprayed by WPM.
- Mr. Hammer will move some big rocks into the park for children to climb on.
- Landscaping contractors will be contacted in the fall of 2009 to obtain proposals for future open space landscaping.
- When any weed spraying is done, a communication must be sent to homeowners so they are alerted in case of allergies, animal sensitivity, etc.
- WPM has been remiss on communication to the Board about when Property Management items that are being scheduled or done. The Board would like more timely and accurate communications from WPM.
- Mass mailings to homeowners are time consuming and expensive.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, a letter will be sent to homeowners asking for an email address so that future communications can be sent electronically by the HOA.

- Some homeowners are encroaching on open space for plantings, mowing, and general landscaping. Mr. Stone will address this issue at the Annual Meeting.
- The trash can located at the open space trailhead will be removed by WPM. All dog waste must be packed out. The mutt mitt stand will remain at the trailhead. Summit County has verified that they will snow plow and maintain the paving in the trailhead parking lot. Water mitigation is also the responsibility of Summit County.
- Mr. Stone will order three signs that say “No motorized vehicles” to be placed in certain areas.
- The newly installed message boards need to be redone. They are not strong enough to withstand the weather and wind. WPM will be contacted to replace the message boards.
- Two dead trees at 49 Canyon View need to be removed and two dead spruce trees at 37 Greys Peak need to be removed. All trees will be evaluated by Ms. Larson and Mr. Stone in September.
- The drainage ditches will not be cleaned out at this time.
- Gallipos Hole is still not filled in and is a increasing concern for safety reasons.. Ms. Shannon Hills would like to know if Summit County would fill the hole. At a minimum, signs need to be placed on the property to warn people of the safety issues.

General Discussion

- Mr. Lerner can work with the Architectural Review Committee on the guidelines revisions that are needed.
- The Declarant audit is ongoing. Mr. Hammer will be contacting the audit firm to get a completion date.
- The issue of homeowners being able to have open fires needs to be addressed. The smoke is offensive

Meeting ended at 10:55 am.