

**WHISPERING PINES RANCH
BOARD OF DIRECTORS MEETING
September 18, 2010 - Saturday**

A regularly scheduled meeting of the Whispering Pines Ranch Board of Directors convened Saturday, September 18, 2010 at the Wilderdest Commercial Center. Directors present were Alastair Stone, Johnathan Lerner, Scarlett Lewark, Virginia Parks, and Dave Hammer. Also present were Sheila Skaggs, Community Association Manager of Wilderdest Property Management. The meeting was called to order at 9:15 a.m.

OWNERS FORUM

No owners were present at the meeting.

APPROVAL OF MINUTES

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

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

FINANCIALS

- The August, 2010 financials were reviewed.
- Assessing owners for weed spraying is on hold until obtains more information on assessing for nonconcompliance.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, WPM is authorized to obtain legal counsel on Section 20.10 of the Rules and Regulations concerning weed spraying.

- The Delinquency Report was reviewed. A Board member commented that his overdue accounts will be paid soon.
- The 2011 Budget was reviewed with two different options; 1) without a dues increase and 2) \$15.00/year dues increase.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the 2011, Option #2 was approved as presented. This includes a \$15.00/year dues increase.

COMMITTEE DISCUSSION

Ms. Shannon-Hills presented the landscape report.

- The landscape maintenance budget of \$27,000 is adequate. Neils Lunceford's proposal was \$18,317 with a 5% discount is paid early.
- Mowing the common area of the park twice per season is adequate. A 3rd mowing can be added in the future if a rainy season is expected.
- Weed whacking and mowing is \$2400 per occurrence
- Moving the center of the park is \$850.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, the Neils Lunceford proposal is accepted as presented. The contract is to be paid now taking the 5% discount. The Budget line item will reflect up to \$23,000 for contingency items.

- At least 3 snow plowing proposals will be sought for the 2010-2011 winter season.

WILDERNEST MANAGEMENT AGREEMENT REVIEW

The new 2010 Wilderndest Management Agreement was reviewed. The Board would like Mr. Barr, WPM, to break down the monthly costs represented on a chart. Mr. Hammer commented that the WPM accounting department needs to do a better job of assuming costs associated with investigating audit variances.

SUMMIT COUNTY STREET MAINTENANCE

- The Summit County Road update was reviewed. Summit County announced this week that they will assume the responsibility of the main road – Whispering Pines Ranch Road.
- All the documents and discussion letters will be posted on the WPR website.
- The October 12, 2010 county agenda includes Commissioner approval.

OTHER MATTERS

- Walt Grande, ARC, requested updated guidelines for ARC review. Minor remodels should be at a different approval status and compliance fee than full additions. He proposed minor remodels at \$500 review fees and \$1500 compliance fees and full additions at \$1000 review fees and \$3000 compliance fees. A committee will be established to evaluate the ARC requirements. Mr. Grande will establish the committee members.

NEXT MEETING DATES

October 30, 2010, 9:00 am , Annual Membership Meeting, Keystone Center

The meeting adjourned at 11:45 a.m.