

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
November 10, 2010**

The Board of Directors of the Whispering Pines Ranch Homeowners Association (HOA) met at 8:05 am on Wednesday, November 10, 2010, at the Wilderdest Commercial Center. Directors Scarlett Lewark, Virginia Parks, Johnathon Lerner, Dave Hammer, and Brian Stiefeter were present. Sheila Skaggs represented Wilderdest Property Management (WPM).

ELECTION OF OFFICERS

RESOLUTION: Upon motion made and duly seconded, the following slate of officers was elected:

President	Scarlett Lewark
Vice President	Dave Hammer
Treasurer	Virginia Parks
Secretary	Johnathon Lerner

OLD/NEW BUSINESS

A discussion was held concerning the present status of the Summit County Road issue:

- Mr. Lerner feels that the new proposals from the county are not moving the issue forward appropriately.
- Mr. Hammer needs to get the new county exhibit/agreements from Ms. Parks for evaluation.
- Ms. Parks would like Mr. Hammer to draft a letter to the county on what should be done to bring the side roads up to county specifications. This letter should not include cost estimates.
- The repairs/upgrades to the side roads can be completed by Mr. Hammer in 2011.
- The next steps to move forward will be obtained by Mr. Hammer in a meeting with the Summit County Road and Bridge Department. The meeting will be set up for November 15, 16, 17, or 18.

A discussion about "short term rentals" was held.

- The Board would like legal opinion on the language of a clarifying resolution that can be drafted to address the "short term rental" issue.

RESOLUTION: Upon motion made, duly seconded, and unanimously carried, Mark Payne will be contracted to provide a draft clarifying resolution for Board approval.

2011 meeting dates will be established based on the meeting dates from 2010 and sent to the Board.

ADJOURNMENT

RESOLUTION: Upon motion made and duly seconded, the meeting adjourned at 1:15 p.m.