

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**April 19, 2012**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 pm

Board members in attendance representing a quorum were:

Virginia Parks  
Jonathan Lerner  
Bryan Stiefvater  
Dave Hammer  
Scott Whitten

Homeowner, Jeff Walters, was also present.

Representing Summit Resort Group was Kevin Lovett and Deb Borel.

Road Update was moved to this portion of the meeting.

- a. Dave discussed the plans for the road repair. He will not set a line item budget for the project, due to conflict of interest.
- b. Project should take 2 weeks to one month to complete, depending on weather.
- c. Dave noted the possibility of using the infrared process for the crack seal.
- d. Dave has created a spreadsheet for contractors to follow in efforts to obtain unit-price bids; there are three additional items to be added to the list. The three companies to bid the repairs are:
  - i. Columbine
  - ii. A-Peak
  - iii. Dave Hammer
- e. Dave will check with the county to determine if permits are required.
- f. Summit County, Dave Hammer and HOA will be listed as “additional insured” on policy of contractor that gets the bid to do the project. They will also be required to provide proof of Workman’s Comp.
- g. Contractor who does the job will be told that no safety hazard or open hole may be left after dark.
- h. Dave will contact the county to inquire about traffic control.
- i. May 5, 2012-Dave will order locates and fill pot holes this day.
- j. A walk through the property has been scheduled for April 26, 2012 at 10:00 am. Jeff Walters, Dave Hammer, Scott Whitten and a representative from SRG will be present.
- k. Letter will be sent to owners with an update on Tuesday. Virginia will send draft to the board for comments.

**II. OWNER FORUM**

Notice was posted to website and no owners other than BOD members were in attendance, as Jeff Walters dismissed himself from the meeting after the roads discussion.

**III. APPROVE PREVIOUS MEETING MINUTES**

Dave made a motion to approve the regular meeting minutes from the February 28, 2012 board meeting as presented. Jonathan seconded and the motion carried.

**IV. FINANCIAL REPORT**

Kevin Lovett reported the following:

March 31, 2012

March 31, 2012 Balance Sheet reports:

\$36,191.62 in Operating  
\$65,806.44 in Reserves  
\$7,437.32 Alpine Retainer  
\$9,881.31 Alpine Compliance

March 31, 2012 P & L vs budget reports \$14,586.92 of actual expenses vs \$12,169.92 of budgeted expenses. WPR is currently over budget, but that is only a timing issue. It will change as the year progresses.

SRG will contact Waste Management about stopping trash removal on 32 Sage View Court.

A/R-late fees have been assessed on all units past due. Dave discussed an audit that was done regarding the balance owed to his company. Dave and Virginia will discuss at a later time.

**V. MANAGERS REPORT**

- ☐ Solar light installed and working properly-Neils Lunceford was asked to plant some bushes below the sign to hide the lower portion of the panels.
- ☐ Neils Lunceford has been contracted for 2012 Landscape maintenance.
- ☐ Violation update
  - o A tenant on Legend has an RV parked in the driveway. Several warnings have been issued. Owner will be fined if not moved by drive through next week.

**VI. OLD BUSINESS**

- A. Road Update and work session was addressed above.
- B. Governing Documents update
  - a. To date 81 approval votes have been received.
  - b. Board members will contact various people in the complex that have not responded and ask them to return their forms.

**VII. NEW BUSINESS**

A. Jonathan updated board on ARC requests and those in process. SRG will look into who still has outstanding compliance account. SRG will include this information in future board packets.

**VIII. NEXT MEETING DATE**

The next regular board meeting date is scheduled for Thursday, July 12, 2012 at 6:00 pm at the office of Summit Resort Group.

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 7:40 pm with a motion by Bryan and a second by Dave. The motion carried.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_