

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

**I. CALL TO ORDER**

The meeting was called to order at 8:00 am

Board members in attendance representing a quorum were:

Virginia Parks  
Jonathan Lerner  
Bryan Stiefvater  
Scott Whitten

Dave Hammer was present in the capacity of a contractor, to give an update on the roads. He was not in attendance as a voting member of the board, due to conflict of interest.

Homeowner, Jeff Walters, was also present.

Representing Summit Resort Group was Kevin Lovett and Deb Borel.

**II. OWNER FORUM**

Notice was posted to website and homeowner, Jeff Walters was present.

**III. OLD BUSINESS**

- a. Governing Document Amendment
  - i. The deadline for mortgage companies to reply with opposition to the amendment is August 12. After that date, the amendment may be signed and recorded.
- b. Road Update
  - i. Developer, Dave Hammer, and project manager, Jeff Walters, updated the board on the progress of the road construction.
    - No changes have been made to original plan on the larger roads
    - Sixty to seventy foot section on Canyon View will need to be changed from original plan
    - Road between Canyon View and Sage View will need to be re-paved. Dave Hammer will fund this
    - Paving will take approximately 3 days to complete and will begin in the next two weeks.
    - County is being cooperative – inspections are based on engineer recommendations
    - Scott will keep an eye on the project next week in Jeff's absence
  - ii. Financing
    - To date, 6 owners have expressed interest in financing through the HOA.
      - If 10 or less owners chose to do this, it will be financed internally, with reserve money. If over 10, a bank loan will be taken by the HOA.

- Promissory note will be obtained from each owner who finances through the HOA
- Payments will be in three equal payments annually, including finance charges, beginning September 15, 2012 and ending on September 15, 2014.
- iii. 27 Habitat Court
  - Board discussed the road work that owner of 27 Habitat Court had previously done. This will be addressed after the county has completed their inspection of the roads. Scott and Jeff will meet with owner to discuss.
- c. ARC Update
  - i. Reviewed current projects. SRG will contact Gallen to see if door has been stained. If so, they may ask for reimbursement. SRG to contact Ryan Novak to see if inspection has been done on residence.
  - ii. Hot Tubs-owners must comply with county requirements for installing hot tubs.
  - iii. Trampolines-are not allowed on common area, only in owner yards.

**IV. REVIEW AND APPROVE MINUTES FROM APRIL 19, 2012 BOD MEETING AND JUNE 20, 2012 SPECIAL BOARD MEETING**

- a. Jonathan made a motion to approve the April 19, 2012 board meeting minutes as presented. Scott seconded and with all in favor, the motion carried.
- b. Jonathan made a motion to approve the April 19, 2012 board meeting minutes as presented. Scott seconded and with all in favor, the motion carried.

**V. FINANCIALS**

June 30, 2012

June 30, 2012 Balance Sheet reports:

- \$26,148.79 in Operating
- \$67,530.47 in Reserves
- \$5,876.43 in Alpine Retainer
- \$12,014.03 in Alpine Compliance

June 30, 2012 P & L vs budget reports \$36,965.73 of actual expenses vs \$28,767 of budgeted expenses.

Variance report:

- 501 Legal \$8,372 over
  - i. Amendment-\$6,357
  - ii. Police at meetings-\$225
  - iii. Roads \$2,290Total of those three is \$8,872
- 525 Landscaping \$3,371 over (solar sign light paid out of this account)

A/R-SRG reported on those owners who are behind in dues. All late owners are being charged late fees.

**VI. MANAGING AGENTS REPORT**

- a. Completed Items
  - i. 32 Sage View trash service has been discontinued
  - ii. Fence repairs complete-SRG will look at the fence that parallels Brushwood and repair.
  - iii. Road special assessment mailers and billing
- b. Report Items
  - i. Landscaping Services
    - Noxious weeds to be sprayed early next week
    - Some trees have died-approx. 8 Board would like bid to remove trees.
    - SRG will obtain bid to plant trees in front of 10 BW. Also see if there is irrigation there and if not, how much to install a head or two there.
    - Trees will be checked for mites
    - Irrigation has been bumped up from last year due to dry summer
    - Shrubs planted behind sign to hide solar panels
    - Park
      - a. Mowed before July 4
      - b. Fertilized grass
    - Trees have been pruned
    - Trees have been deep root fed
- c. Violation Update
  - i. No outstanding violations
- d. Garage Sale
  - i. Update will be sent to owners the Monday before the sale.
  - ii. Ad will be placed in the Summit Daily for the Thursday, Friday and Saturday of the week of the sale.

**VII. NEXT MEETING DATE**

A special meeting will be held on Thursday, August 16, 2012 to officially adopt the amendment to the declaration.

The next regularly scheduled board meeting will be held on September 13, 2012 at 6:00 pm at the office of Summit Resort Group.

**VIII. ADJOURNMENT**

With no further business, the meeting was adjourned at 10:00 am.

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

Board Member Signature

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