

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 7, 2011**

**I. CALL TO ORDER**

The meeting was called to order at 5:40 pm.

Board members in attendance were:

Scarlett Lewark  
Virginia Parks  
Jonathan Lerner  
Bryan Stiefvater

There were no owners other than BOD members were in attendance.

Representing Summit Resort Group was Kevin Lovett and Deb Borel.

**II. INTRODUCTIONS**

Introductions were made by board members and SRG staff.

**III. APPROVE PREVIOUS MEETING MINUTES**

Minutes from the April 13, 2011 Board meeting were approved with one change.

**IV. UPDATE ON TRANSITION**

Deb Borel reported the following:

- ☐ Walk around completed on June 11, 2011 and list was compiled
- ☐ Notified owners of property management change
- ☐ Violation notice regarding short term rental sent to homeowner
- ☐ Sent summer reminders to homeowners
- ☐ Website up and running-SRG will send the specific link to the WPR website when mailers are sent
- ☐ Weekly drive through ongoing-Spreadsheet will be completed each week with violations and board will review at the end of the year
- ☐ Comcast removed conduit from road between Mule Deer and Telluride
- ☐ Comcast gave WPR permission to paint cable boxes throughout the subdivision
- ☐ Strategic Fence will begin fence repair the week of July 11
- ☐ All Financials received from Wildernest and transition went smoothly
- ☐ Deb will send a list of files to Virginia and Scarlett that were received from Wildernest. Scarlett will follow up with Wildernest if she feels there should be more to give to SRG.
- ☐ Discussed current rules for RV and trailer parking in driveways. Jonathan will make a list of recommended changes to current rules and other options for storage, for the board to review.
- ☐ SRG will call realtor that is on the sign nailed to the fence and ask them to remove it.

- ❑ SRG will call homeowner that is placing the decorations on the fence along the park area.
- ❑ SRG will look at WPR governing documents regarding home businesses.
- ❑ SRG will fix entrance sign light and bill HOA.
- ❑ SRG will obtain bids for pole, stop sign and street sign at Montane.
- ❑ SRG will call homeowner on Brushwood regarding irrigation on berm that is on common property. SRG will talk to Linda about when trees were replaced and the plan for dead tree removal.

#### **V. ROAD UPDATE**

In Dave Hammer's absence, roads were not discussed. He will be asked to set a date and time to have a meeting specifically on roads so he can bring the board up to date on the progress.

#### **VI. ARC UPDATE**

- ❑ ARC committee is approving solid stain
- ❑ Board approval given for ARC committee to obtain bids for ARC revisions. Preliminary revisions will be presented at the September 17<sup>th</sup> board meeting.
- ❑ John will send emails to two owners regarding ARC violations. BOD will be copied on the emails.
- ❑ As part of the weekly drive through, SRG will note construction signs and will notify owners to remove them after construction is complete.
- ❑ Jonathan addressed concerns regarding homes in the community that need staining. He will compile a list of those homes and present to the board.

#### **VII. WEED REMOVAL AND SHORT TERM RENTALS**

- ❑ Short Term Rentals
  - Attorney Mark Richmond will be contacted to write letter to homeowner that is in violation of the short-term rental policy statement.
  - Deb will document recollection of conversation with homeowner that is violation of this policy.
  - Virginia will send SRG the email trail regarding this issue for SRG records
- ❑ Weed Removal
  - Policy statement regarding weeds will be created with the following process
    - BOD to set date of weed removal deadline-must maintain the weed free lot/yard throughout the summer
    - Letter will be sent on the deadline date with a 30-day notice to correct. Enclosed will be a copy of the policy statement
    - If not in compliance after 30 days, HOA will enter property and spray weeds.
    - Homeowner will be billed for the spraying
  - This year, 2011, the process is the following:
    - July 19, violation letter will be sent to those that are not in compliance, giving owners 30 days to correct. The letter will include a fine schedule.
    - After 30 days, fines will be assessed.

- Legal council will be obtained when creating the policy.

#### **VIII. BOARD FUNCTION**

Scarlett discussed the contract between Whispering Pines Ranch and Summit Resort Group. Currently there is no ARC or Landscaping time allocated in the property management agreement. Perhaps it can be added at renewal, or earlier if desired. Currently, board approval is required if hours are requested by the ARC or Landscaping Committees. WPR will be billed per hour for additional work requested.

#### **IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 8:15 with a motion by Jonathan and a second by Bryan. The motion carried.

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

Board Member Signature

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