

**WHISPERING PINES RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
February 28, 2012**

**I. CALL TO ORDER**

The meeting was called to order at 12:10 pm.

Board members in attendance representing a quorum were:

Virginia Parks  
Jonathan Lerner  
Bryan Stiefvater via telephone  
Dave Hammer via telephone  
Scott Whitten

Representing Summit Resort Group was Peter Schutz and Deb Borel.

**II. OWNER FORUM**

Notice was posted to website and no owners other than BOD members were in attendance.

**III. APPROVE PREVIOUS MEETING MINUTES**

Jonathan made a motion to approve the meeting minutes from the February 9, 2012 board meeting as presented. Scott seconded and the motion carried.

**IV. OLD BUSINESS**

**A. Lighting**

- a. Discussed the new proposal for installation of solar for lighting the entrance sign. Dave questioned the installation of a second solar panel. Deb will try to negotiate with Innovative Energy to honor original bid. Deb will also ask for a sketch of where the panels will be placed. This sketch will be provided to owners that live adjacent to sign. All board members were in favor of the installation, even if price cannot be negotiated to original bid.

**B. Road Update-Owner comments were discussed as follows:**

- a. Killing-questioned why the developer was not paying for repairs to the roads. Deb will have him call Dave Hammer for a complete explanation of the history of the roads in WPR.
- b. Stone-Her issues were resolved before the meeting.
- c. Sander-happy with the update that was provided and would like to see more communication like this update.

Bryan made a motion to sign the roads agreement with the county and have it executed today, February 28, 2012. Jonathan seconded and with all in favor, the motion carried.

No special assessment will be made until asphalt and bid prices are obtained. Dave will obtain asphalt price from Asphalt Specialties, a company outside of Idaho Springs, and email the quote to the board members.

**C. Governing Document Amendments**

The amendment was sent to all homeowners for comments. No owner comments were made regarding the amendment. Scott made a motion to send out the proposed amendment to all owners first for their approval, and then to first mortgagees for the same. Jonathan seconded and with all in favor, the motion carried. First mortgagors will not be sent the draft until 67% of the owners have approved the amendment. Kevin Lovett will work with attorney to prepare mailing. Owners will receive this amendment by email as well as US mail.

**V. NEW BUSINESS**

None

**VI. NEXT MEETING DATE**

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

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 1:15 pm.

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

Board Member Signature

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