

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
February 13, 2019**

CALL TO ORDER The February 13, 2019 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Christian Anderson, at 6:30 p.m., then suspended at 7:30 p.m. and reconvened at 7:40 p.m., at the Whispering Ridge Clubhouse, San Diego CA 92131.

PRESENT Christian Anderson, President
Jeremy Spitzberg, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Brian Kenis, Director
Corey Bernardo, Director

MEMBERS ABSENT None

OTHERS PRESENT Michelle Monahan, Community Manager, Walters Management
Marilu Howard Recording Secretary, Walters Management

HOMEOWNER FORUM One homeowner present, to discuss his neighbor's architectural application that he did not have him sign his approval on.

COMMITTEE REPORTS Landscape
Jim Kuhlken went over the two proposals from Treebeard.

Proposal #43209: Spruce Grove
Upon a motion duly made, second and unanimously carried, the Board of Directors approved Treebeard's proposal for 25 Vinca Major flats for Spruce Grove for \$850.00.

Proposal #43212: Kingspine Ave
Upon a motion duly made, second and unanimously carried, the Board of Directors approved Treebeard's proposal for a gate valve and pressure regulator for \$1,507.00.

APPROVAL OF MINUTES Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the December 12, 2018 meeting.

FINANCIAL MATTERS In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending October, November and December 2018. Based on this review, the Association is in compliance with Civil Code requirements. Upon a motion duly made, seconded, and carried, the October, November and December 2018 financial statements were approved as presented.

COLLECTIONS There was no action needed.

**MANAGEMENT
REPORT**

Community Pool Service Proposal

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the proposal for fall filter tear downs for a cost not exceeding \$1,384.95.

Reserve Study Proposal

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the proposal for McCaffery to perform a Level III reserve study in the amount of \$375.00.

Private Security Increase

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the increase of the monthly service rate from \$850.00 per month to \$952.00 per month.

Investment Recommendation

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved Merrill Lynch to place \$100,000.00 into a 2 year CD based on a current CD that has reached its maturity.

Doggie Station Recommendation

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved ProTec to install doggie station in the area of 12541 Kingspine. The station is to be without bags, but a lid for the waste receptacle as seen with other existing stations. Not to exceed \$496.00.

Clubhouse Carpet Cleaning

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved ProTec Janitorial to perform carpet cleaning in the clubhouse in the amount of \$210.00.

AB2912

Management advised the Board of its requirements. No action needed.

ADJOURNMENT

There being no further business to come before the Board of Directors of the Whispering Ridge Homeowners Association, the Regular Session Meeting was adjourned at 8:10 p.m.

Respectfully Submitted,
Marilu Howard, Recording Secretary, Walters Management

APPROVAL



Board Member

VICE PRESIDENT

Position

03/13/19

Date