

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

**CALL TO ORDER** The March 13, 2019 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Christian Anderson, at 6:32 p.m. at the Whispering Ridge Clubhouse, San Diego CA 92131.

**PRESENT** Christian Anderson, President  
Jeremy Spitzberg, Vice President  
Corey Bernardo, Director

**MEMBERS ABSENT** Danny Sparks, Chief Financial Officer/Secretary  
Brian Kenis, Director

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

**HOMEOWNER FORUM** A few interested homeowners present for the landscape committee portion and one that wanted to know if a flyer could be posted.

**COMMITTEE REPORTS** **Landscape**  
Jim Kuhlken went over the two drainage issues that originate with the City of San Diego storm drains in the common areas of Pinecastle and Kingspine.  
  
Upon a motion duly made, second and, the Board of Directors approved a \$250.00 camera scope of the storm drain at Pinecastle for \$250.00 to investigate if the Association trees are compromising the flow in the drain. Otherwise, these are not an Association's responsibility. The debris basin is the City of San Diego's responsibility and the Association from this point forward is requesting the homeowners to contact the City.

**APPROVAL OF MINUTES** Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the February 13, 2019 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. The Board has elected to defer accepting the January 2019 financial statement until next month's meeting since the Treasurer was not present.  
  
January resolution has also been deferred until next meeting.

**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 ratified for minute purposes the replacement of pool pump #5 not to exceed \$774.61.

**Storm Drains**

Was discussed in Landscape Committee Report.

**Draft Reserve Study**

Approval was tabled for further review.

**Architectural Agreement**

During the Architectural Committee Report, the Board was brought up to current status of the two homeowners coming to an agreement on homeowner's backyard improvements. No action needed by the Board.

**Inspector of Elections**

Upon a motion duly made, seconded and unanimously carried the Board of Directors appointed Walters Management to be the Inspector of Elections for annual election.

**Dog Station**

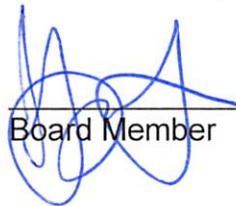
The Board elected to leave the current trash can as is.

**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 7:47p.m.

Respectfully Submitted,  
Marilu Howard, Recording Secretary, Walters Management

**APPROVAL**

  
\_\_\_\_\_  
Board Member

*Vice President*  
\_\_\_\_\_  
Position

*4/10/19*  
\_\_\_\_\_  
Date