

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
April 10, 2019**

- CALL TO ORDER** The April 10, 2019 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Christian Anderson, at 6:30 p.m. at the Whispering Ridge Clubhouse, San Diego CA 92131.
- PRESENT** Christian Anderson, President
Jeremy Spitzberg, Vice President
Corey Bernardo, Director
Danny Sparks, Chief Financial Officer/Secretary
Brian Kenis, Director
- MEMBERS ABSENT** None.
- 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.
Homeowner of 12424 Oakfort PI discussed with the Board the leaning tree he wants the arborist to check out.
- COMMITTEE REPORTS** Landscape
Jim Kuhlken of the landscape committee and the Board had a teleconference with Mark Martin of Martin Plumbing and HVAC. Mark camera scoped the storm drain at Pinecastle. The 42 inch drain has approximately 40% blockage. Mark has been in contact with the City of San Diego who is going to send out a crew to investigate, make necessary repairs/replacement of the pipes pending an ordinance alert. He advised the Board that the two trees in question will need to be removed, especially for the safety of the workers. And it is recommended to re-camera after the work has been completed.

Jim advised that the arborist will be taking a physical inspection in a few months for fall tree trimming/removal. If he wants to have an arborist review the trees in question, he can.
- APPROVAL OF MINUTES** **Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the March 13, 2019 meeting. (Spitzberg/Bernardo)**
- FINANCIAL MATTERS** Approval of Financial Statements
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statements for the months ending January and February 2019. Based on this review, the Association is in compliance with Civil Code requirements.

Upon a motion duly made, seconded, and carried, the Board

accepted both the January and February 2019 financial statements pending year-end annual financial review. (Sparks/Spitzberg)

January and February Resolutions

Upon a motion duly made, seconded, and carried, the Board accepted both the January and February 2019 resolutions (Sparks/Anderson)

COLLECTIONS

The Board directed Management to call account #207410 to a hearing next month per the \$500.00 threshold policy. Also to review the lien status on account #207296.

MANAGEMENT REPORT

Tennis Court Timer Proposal

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the proposal from Protec to install clock timers at the tennis courts in the amount of \$985.00. (Anderson/Bernardo)

Showers at Pool

Was tabled for further review by Martin Plumbing of what needs to be done to correct the hot water delivery and timers.

Community Pools Increase

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the monthly contractual fee increase from \$750.00 to \$800.00. (Spitzberg/Anderson)

APS Preventative Maintenance Proposal

Management presented the proposed Preventative Maintenance Proposal for the new equipment. The Board requested this to be tabled and reviewed again in the fall.

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 7:54p.m.

Respectfully Submitted,
Marilu Howard, Recording Secretary, Walters Management

APPROVAL



Board Member

Pres

Position

5/8/19

Date