WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
May 8, 2019

CALL TO ORDER

The May 8, 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

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

An interested homeowners present for the landscape committee portion.

COMMITTEE REPORTS

<u>Landscape</u>
Jim Kuhlken of the landscape committee and the Board were brought up to date regarding the storm drain issue at 10282 Pinecastle by Mark Martin of Martin Plumbing and HVAC. Mark has been staying in contact with the City of San Diego, who has vectored the drain but has not been successful in removal of the roots. Mark Martin advised that the two trees in question need to be removed, regardless when the City gets to doing repairs to the drain.

Jim went over the proposals from both Treebeard Landscape and Atlas Tree with the Board.

APPROVAL OF MINUTES

Upon a motion duly made, seconded and unanimously carried the Board of Directors approved the Regular Session minutes from the April 10, 2019 meeting. (Anderson/Bernardo)

FINANCIAL MATTERS

<u>Approval of Financial Statements</u>
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the financial statement for the months ending March 2019. Based on this review, the Association is in compliance with Civil Code requirements.

The Board has elected to defer accepting the March 2019 financial statement until next month's meeting since the Treasurer was not present.

<u>March Resolution</u>
March resolution has been deferred until next meeting.

COLLECTIONS   There was no action needed.

INVESTMENT   **Upon a motion duly made, seconded and unanimously carried the**
RECOMMENDATION **Board of Directors approved the recommended investment of**
$100,000.00 in a 9 month CD after maturity on May 30, 2019.
(Bernardo/Spitzberg)

MANAGEMENT   Treebeard Proposals
REPORT   **Upon a motion duly made, seconded and unanimously carried the**
Board of Directors approved the proposals from Treebeard at the
amount listed.

- **Proposal #43919 Install long French drain near 12485 Semillon**
  in the amount of $3,210.00. (Anderson/Bernardo)

- **Proposal #43920 Brush Abatement for the community in the**
  amount of $17,940.00. (Anderson/Spitzberg)

Atlas Tree Proposal
Upon a motion duly made, seconded and unanimously carried the
Board of Directors approved the proposal #JB20003 to cutdown
and grind stumps on two Melaleuca trees in the 10310-10292
Pinecastle area. (Anderson/Corey)

Treebeard Increase
Upon a motion duly made, seconded and unanimously carried the
Board of Directors approved the monthly contractual fee increase
from $8,439.00 to $8,692.00. (Bernardo/Anderson)

Showers at Pool
The Board directed Management to have a plumber look at existing
boiler and see if will work and be able to maintain safe water
temperature.

Budget
Approval was tabled for further review.

Draft Reserve Study
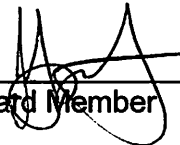Approval was tabled for further review.

Pool Furniture
Board reviewed some of the options available and has tabled for further
information.

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 7:52p.m.

Respectfully Submitted,
Marilu Howard, Recording Secretary, Walters Management

APPROVAL

_____ President_____ 7.10.19_____
Board Member   Position   Date