

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

- CALL TO ORDER:** The July 10, 2019 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 6:33 p.m. at the Whispering Ridge Clubhouse, San Diego CA 92131.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Christian Anderson, Director
- ABSENT:** Danny Sparks, Chief Financial Officer/Secretary
Brian Kenis, Secretary
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
Homeowner
- HOMEOWNER FORUM:** Open Forum
Homeowners were afforded the opportunity to address the Board regarding Association related items. The following items were discussed:
- Open Space Area – Community Function Restrictions/Rules
 - City storm drain issue by 10282 Pinecastle
- COMMITTEE REPORTS:** No members of the Committee(s) were present.
- APPROVAL OF MINUTES:** Management provided the Board with the May 8, 2019 Regular Session Board of Directors Meeting and June 12, 2019 Organizational Meeting for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the May 8, 2019 Regular Session Board of Directors Meeting and June 12, 2019 Organizational Meeting as presented. (Bernardo/Chambers)
- FINANCIAL MATTERS:** Approval of Financial Statements
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed March, April and May 2019. Based on this review, the Association is in compliance with Civil Code requirements. Upon motion duly made, seconded, and carried unanimously, the Board accepted the March, April and May 2019 financial statements pending the annual review. (Spitzberg/Bernardo)
- March, April & May 2019 Resolution
Upon a motion duly made, seconded, and carried, the Board accepted both the March, April and May 2019 resolutions. (Spitzberg/Bernardo)
- Budget – Ratify
Upon a motion duly made, seconded, and carried, the Board agreed to ratify the approval of the 2019 Budget. (Spitzberg/Bernardo)
- Reserve Study – Ratify
Upon a motion duly made, seconded, and carried, the Board agreed to ratify the approval of the 2019-2020 L3 Reserve Study as prepared and presented by McCaffery Reserve Consulting. (Spitzberg/Bernardo)

COLLECTIONS: There was no action needed.

ACTION ITEMS: Community Pool Proposal

Due to the timing of the proposal, the Board agreed to table the proposal for the Spring filter tear-down and requested management ask the vendor if it can be held off until the end of the busy summer season; however, if advised it is a necessity, the Board elects to proceed as needed.

Insurance Renewal

Upon a motion made, seconded and carried unanimously, the Board voted to approve the 2019-202 insurance renewal contract from Farmers Insurance at an annual premium not to exceed \$8,610.00, as an Operating Expense.
(Spitzberg/Chambers)

Use of Common Spaces

The Board acknowledged the concerns from the Homeowner and legal counsels opinion regarding resident use(s) of the common area spaces and greenbelts for parties and also will be placing a notice in future a Association Newsletter to address the concerns and reiterate the need to be respectful of all Association residents peace and enjoyment.

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 7:13 p.m.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:


Board Member

President
Position

8.13.19
Date