

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

- CALL TO ORDER:** The August 13, 2019 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 6:30 p.m. at the Whispering Ridge Clubhouse, San Diego CA 92131.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Brian Kenis, Director
- ABSENT:** Danny Sparks, Chief Financial Officer/Secretary
Christian Anderson, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
James Kuhlken, Landscape Committee
- HOMEOWNER FORUM:** Open Forum
Homeowners were afforded the opportunity to address the Board regarding Association related items. No Homeowners were present.
- COMMITTEE REPORTS:** Landscape Committee member, James Kuhlken, provided an update on the following items:
- Pinecastle City storm drain issue; the tree causing the blockage of the pipe has been removed and the remaining roots will decompose.
 - Lot 206 slope drainage issue; slope water run-off drains into this Lots backyard. The Board asked Management to have legal counsel investigate and determine the responsibility of the slope (maintenance).
 - A request to install new plants in an amount not to exceed \$500.00 was approved.
- APPROVAL OF MINUTES:** Management provided the Board with the July 10, 2019 Regular Session Board for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the July 10, 2019 Regular Session Board of Directors Meeting with amendments. (Spitzberg/Bernardo)
- FINANCIAL MATTERS:** Approval of Financial Statements
This item was tabled.
- June Resolution
This item was tabled.
- Investment Recommendation
This item was tabled.
- COLLECTIONS:** Discussed in a closed Executive Session.
- ACTION ITEMS:** Match Point Increase 2020
Upon a motion duly made, seconded and carried unanimously, the Board approved the service rate increase from Match Point Tennis Courts, Inc. from \$195.00 to \$210.00 per month for contracted monthly maintenance. (Bernardo/Kenis)

ProTec – Pool Shower Proposal

Upon a motion made, seconded and carried unanimously, the Board approved (3) bids from ProTec Building Services to connect hot water to the outdoor pool showers with a timer for water regulation/shut-off at a total cost not to exceed \$5,823.00. (Kenis/Bernardo)

Outdoor Designs Proposal

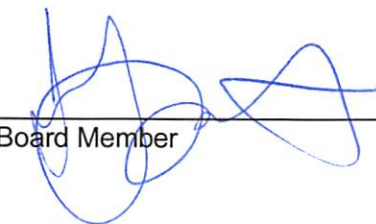
Upon a motion made, seconded and carried unanimously, the Board approved (2) bids from Outdoor Design Specialists to order the following (pool furniture) items at a cost not to exceed \$5,101.64: (Bernardo/Kenis)

- 5 - 9' commercial aluminum bar height umbrellas with Sunbrella fabric
- 5 – cast iron bases in Antique Bronze
- 5 – residential crank umbrellas with Spectrum Indigo fabric and Antique Bronze frame
- 5 – rolling shade umbrella bases in Antique Bronze

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 7:25 p.m. The next Regular Session meeting is scheduled for September 10, 2019.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

9.11.19
Date