

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION MEETING MINUTES  
SEPTEMBER 11, 2019**

- CALL TO ORDER:** The September 11, 2019 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 7:06 p.m. at the Whispering Ridge Clubhouse, San Diego CA 92131.
- PRESENT:** Jeremy Spitzberg, President  
Danny Sparks, Chief Financial Officer/Secretary  
Christian Anderson, Director
- ABSENT:** Corey Bernardo, Vice President  
Brian Kenis, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management  
Landscape Committee Representative  
Homeowner (12298 Spruce Grove Pl)
- HOMEOWNER FORUM:** Open Forum  
Homeowners were afforded the opportunity to address the Board regarding Association related items. The following topics were brought up for discussion:
- Park & Pool Curfew Hours
  - Nature Park Tree Concerns
- COMMITTEE REPORTS:** The Board requested Landscape Committee member, James Kuhlken, arrange to meet with the Owner of 12298 Spruce Grove Pl to review and address tree concerns in the Nature Park.
- APPROVAL OF MINUTES:** Management provided the Board with the August 13, 2019 Regular Session Board for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the August 13, 2019 Regular Session Board of Directors Meeting with amendments. (Chambers/Sparks)
- FINANCIAL MATTERS:** Approval of Financial Statements  
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the June and July 2019 financial statements. 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 June and July 2019 financial statements pending the annual review. (Sparks/Spitzberg)
- June and July 2019 Financial Resolutions  
Upon a motion duly made, seconded, and carried, the Board accepted the financial resolutions ending June and July 2019. (Sparks/Spitzberg)
- Investment Recommendation  
Upon a motion duly made, seconded and carried unanimously, the Board approved the following investment recommendations from Merrill Lynch: (Sparks/Spitzberg)
- \$100,000.00 24-Month CD, Maturing on September 3, 2019
    - \$85,560 to remain liquid
- COLLECTIONS:** Discussed in a closed Executive Session. No action at this time.

**ACTION ITEMS:**        **Atlas Tree Trimming Proposal**

Upon a motion made, seconded and carried unanimously, the Board approved the proposal from Atlas Tree Service to perform the 2019 Fall tree pruning schedule at a cost not to exceed \$14,765.00. (Spitzberg/Chambers)

**Resignation & Appointment of Board Members**

Upon a motion duly made, seconded and carried unanimously, the Board accepted the resignation of Board Director, Christian Anderson and appointment of Chris Speziale to replace Anderson and fulfill the Board term ending 2021. (Spitzberg/Sparks)

**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 7:36 p.m. The next Regular Session meeting is scheduled for October 9, 2019.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:**

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

10/9/19  
\_\_\_\_\_  
Date