

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
October 09, 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 6:35 p.m. at the Whispering Ridge Clubhouse, San Diego CA 92131.
- PRESENT:** Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Brian Kenis, Director
Chris Speziale, Director
- ABSENT:** Jeremy Spitzberg, President
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Marilu Howard, Recording Secretary, Walters Management
Landscape Committee Representative
Architectural Committee Representative
- HOMEOWNER FORUM:** Open Forum
Homeowners were afforded the opportunity to address the Board regarding Association related items. No homeowners present.
- COMMITTEE REPORTS:** The Board requested Landscape Committee member, James Kuhlken, arrange the IDR. The committee reviewed with the board pending proposals.
- APPROVAL OF MINUTES:** Management provided the Board with the September 11, 2019 Regular Session Board for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the September 11, 2019 Regular Session Board of Directors Meeting with requested corrections. (Bernardo/Kenis)
- FINANCIAL MATTERS:** Approval of Financial Statements
The Board elected to table.
- August 2019 Financial Resolutions
The Board elected to table.
- COLLECTIONS:** Discussed in a closed Executive Session. No action at this time.
- ACTION ITEMS:** Protec Plumbing Proposals
Upon a motion made, seconded and carried unanimously, the Board approved the janitorial 2020 increase in the amount of \$1,895.01 for the summer months and \$833.91 for the winter months. (Bernardo/Kenis)
- Protec Plumbing Proposals
Upon a motion made, seconded and carried unanimously, the Board approved the options 1, 2 and 4 as listed. Option 3 needs to be reviewed for clarity for recommended plumbing repairs and estimates. (Bernardo/Speziale)
- Atlas Tree Trimming Proposal
The Board declined the proposal for the eucalyptus trees at 12465 Oakfort Ct of \$3,135.00.
- Atlas Proposal

Upon a motion made, seconded and carried unanimously, the Board approved the proposal at \$1,500.00 to remove the tree behind 10315 Spruce Grove.
(Kenis/Bernardo)

Protec LED Lighting Proposal

The Board elected to table.

Outdoor Design Specialist Proposal

The Board elected to table.

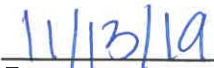
ADJOURNMENT: There being no further business to come before the Board of Directors of the Whispering Ridge Homeowners Association, the Regular Session Meeting was adjourned at 7:33 p.m. The next Regular Session meeting is scheduled for October 9, 2019.

Respectfully Submitted,
Marilu Howard, Recording Secretary, Walters Management

APPROVAL:



Board Member



Date