

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

- CALL TO ORDER:** The November 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  
Danny Sparks, Chief Financial Officer/Secretary
- ABSENT:** Brian Kenis, Director  
Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management  
Dave Gordon, Energy Smiths
- HOMEOWNER FORUM:** Open Forum  
Homeowners were afforded the opportunity to address the Board regarding Association related items. No homeowners present.
- COMMITTEE REPORTS:** There were no updates provided at this time.
- APPROVAL OF MINUTES:** Management provided the Board with the October 9, 2019 Regular Session Board for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the October 9, 2019 Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Sparks)
- FINANCIAL MATTERS:** Approval of Financial Statements  
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the August and September 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 August and September 2019 financial statements pending the annual review. (Sparks/Bernardo)
- August 2019 Financial Resolutions  
Upon a motion duly made, seconded, and carried, the Board accepted the financial resolutions ending August and September 2019. (Sparks/Bernardo)
- COLLECTIONS:** Resolutions to Record Liens  
A motion was duly made, seconded and carried unanimously to authorize the recording of a Lien, following confirmation of status, against the property of the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board: (Spitzberg/Bernardo)  
➤ 207410
- ACTION ITEMS:** Community Pool Tear Downs  
Upon a motion made, seconded and carried unanimously, the Board approved the proposal from Community Pools to perform the Fall filter tear downs at a cost not to exceed \$1,384.95. (Spitzberg/Bernardo)

**LED Lighting Proposals**

Energy Smiths representative, Dave Gordon, was present to discuss and answer and questions the Board may have regarding the submitted LED light fixture conversion in the parking lot and recreational (pool) facilities.

Upon a motion made, seconded and carried unanimously, the Board elected to approve a revised bid removing the tennis court lights as they have already been converted to LED fixtures, from The Energy Smiths at a cost not to exceed \$15,000.00 on the condition the total approved cost is within the Reverse Budget. (Bernardo/Sparks)

**Asphalt Proposals**

The Board tabled this item pending an on-site meeting with a representative from the Board and National Paving to discuss the details of the submitted proposal and finalize the scope of work required.

**Treebeard Lot 206 Proposal**

Upon a motion made, seconded and carried unanimously, the Board approved the proposal from Treebeard Landscape to remove rock and washed out soil at 12409 Kingspine (Lot 206) at a cost not to exceed \$770.00. (Spitzberg/Bernardo)

**SB 323**

Management provided the Board with information pertaining to the new law that passed in California and will go into effect January 1, 2019 regarding changed to HOA election rules.

**Basketball Hoop and Half-court**

Upon a motion made, seconded and carried unanimously, the Board approved the proposal from SnapSports Athletic Surfaces to install an adjustable basketball (hoop) system and paint new half court lines at a cost not to exceed \$2,925.00. (Spitzberg/Sparks)


*\*Lines are to be painted following the parking lot asphalt resurfacing project.*

**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 7:45 p.m. The next Regular Session meeting is scheduled for January 8, 2020.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:**

  
Board Member

  
Date