

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
MAY 13, 2020**

- CALL TO ORDER:** The May 13, 2020 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:05 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Brian Kenis, Director
Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- HOMEOWNER FORUM:** Open Forum
Homeowners were afforded the opportunity to address the Board regarding Association related items. No homeowners present.
- COMMITTEE REPORTS:** Landscape Committee:
There were no Landscape Committee updates at this time.
- Architectural Committee:
There were no Architectural Committee updates at this time.
- APPROVAL OF MINUTES:** Management provided the Board with the April 15, 2020 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the April 15, 2020 Regular Session Board of Directors Meeting minutes as presented. (Kenis/Spitzberg)
- FINANCIAL MATTERS:** Approval of Financial Statements
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the February and March 2020 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 February 2020 financial statements pending the annual review; however, tabled March 2020 financials pending further review. (Sparks/Kenis)
- Financial Resolutions
Upon a motion duly made, seconded, and carried, the Board accepted the February and March 2020 financial resolutions for the monthly expenses that exceeded \$10,000. There were no expenses exceeding \$10,000.00 during this time. (Sparks/Kenis)
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** Draft Reserve Study
Upon a motion duly made, seconded, and carried unanimously, the Board approved the Level I Draft Reserve Study as submitted from McCaffery Reserve Consulting. (Bernardo/Speziale)

Draft Budget

Upon a motion duly made, seconded, and carried unanimously, the Board approved the Board approved the 2020-2021 draft budget as presented, to be distributed to membership for review. (Bernardo/Speziale)

Treebeard Brush Proposal

Upon a motion duly made, seconded, and carried unanimously, the Board approved the proposal from Treebeard Landscape to perform the annual brush abatement at a cost not to exceed \$16,140.00. (Sparks/Kenis)

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 5:10 p.m. The next Regular Session meeting is scheduled for June 10, 2020.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:

Minutes were approved during the June 10, 2020 Regular Session Board Meeting (Kenis/Spitzberg)