

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
JUNE 10, 2020**

- CALL TO ORDER:** The June 10, 2020 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:08 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 May 13, 2020 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the May 13, 2020 Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Kenis)
- FINANCIAL MATTERS:** Approval of Financial Statements
The Board agreed to table the March and April 2020 month-end financials until the July 2020 meeting, so the Treasurer is able to review in detail.
- Financial Resolutions
The Board agreed to table the March and April 2020 month-end financial resolutions until the July 2020 meeting, so the Treasurer is able to review in detail.
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** Tot Lot Repairs
Management presented the Board with the playground safety inspection report as conducted by and prepared by ProTec Building Services. Also provided was a proposal from ProTec Building Services to perform the recommended repairs based off of their inspection in the amount of \$7,885.00. After review and discussion, the Board agreed to table this item until the Board is able to survey the area themselves for verification. In the meantime, the park area will be taped off for community use.
- Meter Box Repairs
Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from ProTec Building Services to replace the rusted and damaged meter pedestal panel located next to 12464 Oakfort Ct, at a cost not to exceed \$8,738.00. The Board asked that management have Treebeard and the Landscape Committee

assess sprinkler locations and direction to ensure water is not hitting the meter box, causing erosion.

Pool Facility Reopening

The Board discussed guidelines and rules to be posted and implemented for the reopening of the pool facility which the Board is working towards an anticipated reopening on Friday, June 12, 2020.

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 5:01 p.m. The next Regular Session meeting is scheduled for July 8, 2020. The rescheduled 2020 Annual Membership meeting is scheduled for June 15, 2020 at 11:00 a.m.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:

Minutes were approved during the August 12, 2020 Regular Session Board Meeting (Speziale/Kenis)