

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION MEETING MINUTES  
SEPTEMBER 16, 2020**

- CALL TO ORDER:** The September 16, 2020 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:02 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President  
Corey Bernardo, Vice President  
Danny Sparks, Chief Financial Officer/Secretary  
Brian Kenis, Director
- ABSENT:** Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management
- HOMEOWNER FORUM:** Open Forum  
Gophers in Open Space
- 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 August 12, 2020 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the August 12, 2020 Regular Session Board of Directors Meeting minutes as presented. (Bernadro/Spitzberg)
- 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 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 June and July 2020 financial statements pending the annual review; however, tabled June 2020 financials pending further review. (Sparks/Bernardo)
- Financial Resolutions  
Upon a motion duly made, seconded, and carried, the Board accepted the July 2020 financial resolutions for the monthly expenses that exceeded \$10,000.  
(Sparks/Bernardo)
- Investment Recommendations  
Upon the recommendation of Danny Sparks, Board Treasurer, the Board agreed to table any investment laddering until November 2020.
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** Year End Financial Review  
Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Greg Villard, CPA to perform the Year End Financial Review and Tax Audit in the of \$1,100.00. (Spitzberg/Bernardo)

**Treebeard Proposal**

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Treebeard Landscaping to enhance several areas of the community, specifically the south slope above Kingspine, based off what was observed by Management, the Landscape Supervisor and the Landscape Committee in an amount not to exceed \$3,946.00.. (Bernardo/Spitzberg)

**Atlas Tree Proposal**

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Atlas Tree Services to perform the annual community tree trimming in an amount not to exceed \$16,250.00. (Spitzberg/Bernardo)

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 4:30 p.m. The next Regular Session meeting is scheduled for October 14, 2020.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:**

*Minutes were approved during the October 14, 2020 Regular Session Board Meeting (Sparks/Spitzberg)*