

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION MEETING MINUTES  
JANUARY 13, 2021**

**CALL TO ORDER:** The January 13, 2021 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:03 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 (1)

**HOMEOWNER FORUM:** The following topic(s) was brought up for discussion:  
• Pet Waste Stations (Request to add 2)

**COMMITTEE REPORTS:** **Landscape Committee:**  
Management informed the Board that all tree trimming, slope maintenance, and plantings have been completed throughout the Association.

The Board requested Management direct Treebeard Landscaping limit their driving on the grass to only be when absolutely necessary as it damages the turf.

The Board requested Management speak with Treebeard Landscape in regard to their intentions with the pile of mulch behind Pinecastle that was left by Atlas Tree Trimming following the annual trimming.

**Architectural Committee:**  
This is to be discussed during the Executive Session.

**APPROVAL OF MINUTES:** Management provided the Board with the October 14, 2020 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the October 14, 2020 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 September, October and November 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 September, October and November 2020 financial statements pending the annual review. (Sparks/Spitzberg)

**Financial Resolutions**  
Upon a motion duly made, seconded, and carried, the Board accepted the September, October and November 2020 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Spitzberg)

**Investment Recommendations**  
Upon the recommendation of Danny Sparks, Board Treasurer, the Board agreed to the following investment laddering as recommended by Danny:

- Keep 100k in cash
- Invest in a 100k bond immediately
- Reinvest 100k into 6-month bond when it matures in February
- Reinvest 100k into another 1-year bond when it matures in March

**COLLECTIONS:** No action needed.

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 4:29 p.m. The next Regular Session meeting is scheduled for February 10, 2021.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:** *Approved during the February 10, 2021 Regular Session Board Meeting.  
(Spitzberg/Bernardo)*