

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION MEETING MINUTES  
FEBRUARY 10, 2021**

**CALL TO ORDER:** The February 10, 2021 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:35 p.m. via teleconference.

**PRESENT:** Jeremy Spitzberg, President  
Corey Bernardo, Vice President  
Brian Kenis, Director  
Chris Speziale, Director

**ABSENT:** Danny Sparks, Chief Financial Officer/Secretary

**OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management  
Jim Kuhlken, Landscape Committee

**HOMEOWNER FORUM:** The following topic(s) was brought up for discussion:

**COMMITTEE REPORTS:** **Landscape Committee:**

Jim Kuhlken with the Landscape Committee pitched the following proposed improvements to the community park located in the nature area:

- Bring decomposed granite to the pathway
- Add railroad ties near the ledge where decomposed granite will be placed
- Add 6" compacted soil in the area
- Add (3) picnic tables
- Add a bench in the play area, along with a trash can
- Add artificial turf in the area where picnic tables are added

**APPROVAL OF MINUTES:** Management provided the Board with the January 13, 2021 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the January 13, 2021 Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Bernardo)

**FINANCIAL MATTERS:** **Approval of Financial Statements**  
This item will be tabled until the March 2021 meeting as the Board Treasurer was not present at the meeting.

**Financial Resolutions**

This item will be tabled until the March 2021 meeting as the Board Treasurer was not present at the meeting.

**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 5:03 p.m. The next Regular Session meeting is scheduled for March 10, 2021.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:**            *Approved during the March 10, 2021 Regular Session Board Meeting.  
(Kenis/Speziale)*