

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

- CALL TO ORDER:** The March 10, 2021 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  
Jim Kuhlken, Landscape Committee
- HOMEOWNER FORUM:** No homeowners were present at the meeting.
- COMMITTEE REPORTS:** **Landscape Committee:**  
Jim Kuhlken with the Landscape Committee reported to the Board any pending issues concerning landscaping matters throughout the Association, to include but not limited to:
- Jim met with Protec Building Services regarding complaints of increased water build-up after heavier rains due to repairs needed to certain concrete brow ditches and swales; specifically, along Walnutdale
  - Jim provided the Board with a list of ideas/options for improvement to the nature park. Included with this was a proposed bid from Treebeard for these improvement options.
- APPROVAL OF MINUTES:** Management provided the Board with the February 10, 2021 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the February 10, 2021 Regular Session Board of Directors Meeting minutes as presented. (Kenis/Speziale)
- FINANCIAL MATTERS:** **Approval of Financial Statements**  
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the December 2020 and January 2021 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 December 2020 and January 2021 financial statements pending the annual review. (Sparks/Kenis)
- Financial Resolutions**  
Upon a motion duly made, seconded, and carried, the Board accepted the December 2020 and January 2021 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Kenis)
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** **ProTec Proposal**  
Upon a motion duly made, seconded and carried unanimously, the Board the proposal from ProTec Building Services to make needed repairs to the concrete

swale repairs to prevent future trapping of water during rains in an amount not to exceed \$5,985.00. (Spitzberg/Bernardo) (Speziale – oppose)

**Tot Lot Report**

This item was tabled pending additional information needed and an agreeance is made on Nature Park improvements.

**Treebeard Park Proposal**

Landscape Committee representative, James Kuhlken. Following presented the Board with a proposal from Treebeard for improvements at the Nature Park in an amount of \$23,347.00. Following much discussion between James Kuhlken and the Board, the Board agreed to make an on-site meeting to review and have a more comprehensive understanding of what improvements would be best suited to add value to the park without spending an excessive amount of funds from the Reserve account. Therefore, this item has been tabled.

**Draft Budget**

This item was tabled.

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 5:28 p.m. The next Regular Session meeting is scheduled for April 14, 2021.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:**

*Approved during the April 21, 2021 General Session Board Meeting.  
(Spitzberg/Kenis)*