

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
APRIL 21, 2021**

- CALL TO ORDER:** The April 21, 2021 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 3:23 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- ABSENT:** Brian Kenis, Director
- HOMEOWNER FORUM:** No homeowners were present at the meeting.
- COMMITTEE REPORTS:** **Landscape Committee:**
Nature Park update and discussion:

With the new Fairbrook Park undertaking nearby, the Board agreed to scale back on the proposed improvements to the Whispering Ridge nature park. The Board is currently waiting to receive an evaluation from the insurance vendor on the tot lot inspection and will use the evaluation as a baseline scope of work to follow. To be discussed further once the tot lot evaluation has been received.
- Architectural Committee**
There was nothing applicable for discussion during this meeting.
- APPROVAL OF MINUTES:** Management provided the Board with the March 10, 2021 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the March 10, 2021 Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Sparks)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the February and March 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 February and March 2021 financial statements pending the annual review. (Kenis/Spitzberg)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the February and March 2021 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Spitzberg)
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** **Matchpoint Proposal – Pickleball / Tennis Court Lines**

Management presented the Board with a proposal to paint pickleball lines to the existing tennis court. The agreed to table this item.

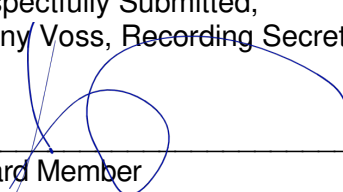
Treebeard Proposal – Annual Brush Maintenance

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Treebeard Landscaping to perform the annual brush maintenance to be cleared back 100 feet, at a cost not to exceed \$17,550.00, as a Reserve Expense. (Spitzberg/Kenis)

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 4:11 p.m. The next Regular Session meeting is scheduled for May 12, 2021.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

5/12/21

Date