

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
MAY 12, 2021**

- CALL TO ORDER:** The May 12, 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
- 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 April 21, 2021 Executive Session and Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the April 21, 2021 Executive and Regular Session Board of Directors Meeting minutes as presented.
(Bernardo/Spitzberg)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the 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 March 2021 financial statements pending the annual review. (Sparks/Bernardo)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the March 2021 financial resolutions for the monthly expenses that exceeded \$10,000.
(Sparks/Spitzberg)
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** **Draft Budget**
This item was tabled until the June 2021 Regular Session meeting.

Review Draft Reserve Study

This item was tabled until the June 2021 Regular Session meeting.

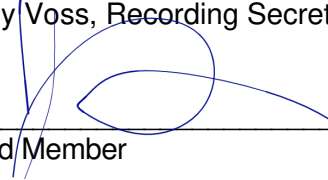
Covid Restrictions/Security

The Board made updates to the Clubhouse Agreement form to comply with Covid standards, to include wiping down all surfaces between parties and a max 25% capacity. They would like to open the facility as soon as possible with a forecasted opening date of June 1st.

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 5:31 p.m. The next Regular Session meeting is scheduled for July 14, 2021. The Annual Meeting will be held June 9, 2021.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

7/14/21

Date