

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

CALL TO ORDER: The October 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
Chris Speziale, Director
Brian Kenis, Director

OTHERS PRESENT: Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
Jim Kuhlken, Landscape Committee Representative
(2) Homeowners

HOMEOWNER FORUM: No homeowners were present at the meeting.

COMMITTEE REPORTS: **Landscape Committee:**
The Committee has been working closely with the arborist to address tree concerns throughout the community. There are additional trees that have been assessed for trimming or removal due to overgrown branches hanging low or blocking views of oncoming traffic, specifically along Semillon. All trees at the Rec Center are also recommended for trimming. A proposal from Atlas Tree is being reviewed with these recommendations during this evening's Board meeting.

Architectural Committee
There was nothing applicable for discussion during this meeting.

APPROVAL OF MINUTES: Management provided the Board with the August 11, 2021 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the August 11, 2021 Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Kenis)

FINANCIAL MATTERS: **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the June, July and August 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 June, July and August 2021 financial statements pending the annual review. (Sparks/Kenis)

Financial Resolutions
Upon a motion duly made, seconded, and carried, the Board accepted the June, July and August 2021 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Kenis)

COLLECTIONS: No action needed.

ACTION ITEMS:

Treebeard Increase

Upon a motion duly made, seconded and carried unanimously, the Board approved a rate increase from Treebeard from \$8,439.00 to \$8,839.00, effective January 1, 2022. (Spitzberg/Bernardo)

Annual Tree Trimming Proposal

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Atlas Tree for the Association’s annual tree trimming in the amount of \$16,555.00, which falls in line with the Association’s budgeted rate and previous costs. (Bernardo/Kenis)

Protec Proposal

Upon a motion duly made, seconded and carried unanimously, the Board approved the recommendation from ProTec Plumbing to re-route the venting on the tankless water heater located by the pool showers to alleviate the smell of gas from occurring at a cost not to exceed \$1,065.00. (Spitzberg/Kenis)

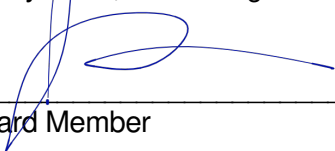
Fire Pits

The Board discussed options to install fire pits at the pool area. Board members will continue to explore options and placement, to be revisited when narrowed down. No action at this time.

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 4:43 p.m. The next Regular Session meeting is scheduled for November 10, 2021.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

11/10/21

Date