

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

- CALL TO ORDER:** The November 10, 2021 Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:06 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Chris Speziale, Director
Brian Kenis, Director
- ABSENT:** Chris Speziale, Director
- OTHERS PRESENT:** Jenny Voss, Recording Secretary, Walters Management
- HOMEOWNER FORUM:** No homeowners were present at the meeting.
- COMMITTEE REPORTS:** **Landscape Committee:**
There was nothing applicable for discussion during this meeting.
- Architectural Committee**
There was nothing applicable for discussion during this meeting.
- APPROVAL OF MINUTES:** Management provided the Board with the October 13, 2021 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the October 13, 2021 Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Kenis)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
This item was tabled.
- Financial Resolutions**
This item was tabled.
- COLLECTIONS:** No action needed.
- ACTION ITEMS:** **Treebeard Proposal**
Upon a motion duly made, seconded and carried unanimously, the Board approved Treebeard Landscape's proposal #49889 for the plantings and tree installations along the community entrance on Fairbrook, on the corner of Semillon and Birch, and on the South end of Semillon at a cost not to exceed \$1,083.00. (Kenis/Bernardo)
- Fire Pits**
Upon a motion duly made, seconded and carried unanimously, the Board approved an allocation of up to \$2,000.00 to purchase two (2) table top fire pits for installation at the pool facility. Owners will have to bring their own propane, and this will be done on a trial basis. Should there be no issues with the community use of these experimental fire-pits, the Board will look further into the purchase of larger, more permanent models. (Bernardo/Spitzberg)

Pool Furniture

The Board has voiced concern over the state of the recently purchased pool furniture (chairs, recliners and tables). Sunscreen, oil, and natural debris has caused the furniture to decline and appear unkept. Janitorial has made attempts to clean the furniture but are having difficulty removing all debris and oil that seems to have stained the fabric. After much discussion, a representative from the Board would like to discuss options on any available warranty the furniture may have with the sales representative of the furniture. No motion made 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 4:30 p.m. The next Regular Session meeting is scheduled for January 11, 2022.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

1/12/21

Date