

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
JANUARY 12, 2022**

CALL TO ORDER: The January 12, 2022, 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
Bruce Burr, Architectural Committee Representative
(2) Homeowners

HOMEOWNER FORUM:

- Solar Guidelines – to be provided in a newsletter distribution
- Tennis Court Reservation System – Board to investigate options

COMMITTEE REPORTS: **Landscape Committee:**
Management informed the Board that this month's walk was postponed due to Committee member availability, and that the planting along Semillon & Fairbrook were completed.

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

APPROVAL OF MINUTES: Management provided the Board with the November 10, 2021 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the November 10, 2021 Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Kenis)

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

Financial Resolutions
Upon a motion duly made, seconded, and carried, the Board accepted the September, October and November 2021 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Speziale)

COLLECTIONS: No action needed.

ACTION ITEMS: **2020-2021 Year-End Audit**
Upon a motion duly made, seconded and carried unanimously, the Board approved the audit and tax review for the year ending June 30, 2021 as completed and

presented by Gregory Villard, CPA, to be distributed to membership for review no later than April 30, 2022. (Spitzberg/Bernardo)

Protec Proposal – Trellis Painting

Upon a motion duly made, seconded and carried unanimously, the Board approved the following proposal option from Protec Building Services to complete needed repairs to the trellis located at the pool facility, at a cost not to exceed \$4,544.00. (Spitzberg/Bernardo) (Speziale – oppose)

- Option 3: Replace seven (7) 4x6x20 trellis beams throughout pool area


Match Point Increase

Upon a motion duly made, seconded and carried unanimously, the Board approved a monthly \$60.00 rate increase from Match Point Tennis Courts, Inc. from \$195.00 to \$255.00, effective January 1, 2022. (Bernardo/Sparks)

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 5:11 p.m. The next Regular Session meeting is scheduled for February 9, 2022.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

04/22/2022

Date