

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
FEBRUARY 9, 2022**

- CALL TO ORDER:** The February 9, 2022, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:16 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
- ABSENT:** 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
(1) Homeowner
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. The following items were brought up for discussion:
- Tennis Court Reservation System
- COMMITTEE REPORTS:**
- Landscape Committee:**
Management informed the Board of one (1) homeowner who was having issues with possible gopher infestation from a back slope; however, per the Landscape Committee's opinion, in this particular area (where brush management is performed) the area is too large to perform proper prevention.
- Architectural Committee**
The following topics were brought up and discussed with the Architectural representative:
- Flood light guidelines
 - The process on improvements without approval
- APPROVAL OF MINUTES:** Management provided the Board with the January 12, 2022 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the January 12, 2022 Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Bernardo)
- FINANCIAL MATTERS:**
- Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the December 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 December 2021 financial statements pending the annual review. (Sparks/Spitzberg)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the December 2021 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Spitzberg)

COLLECTIONS: **Resolution to Record Liens**

A motion was duly made, seconded and carried unanimously to authorize the recording of a Lien, following confirmation of status, against the property of the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board: (Spitzberg/Sparks)

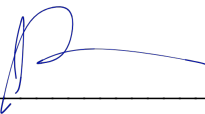
- 207410
- 207431

ADJOURN:

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 5:00 p.m. The next Regular Session meeting is scheduled for March 9, 2022.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

04/22/2022

Date