

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
APRIL 13, 2022**

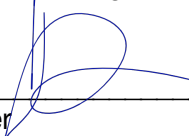
- CALL TO ORDER:** The April 13, 2022, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:01 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
- ABSENT:** Brian Kenis, Director
Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. No owners were present for the meeting.
- COMMITTEE REPORTS:** **Landscape / Architectural Committee**
There were no discussion topics or action items at this meeting from either Committee (representative).
- APPROVAL OF MINUTES:** Management provided the Board with the March 9, 2022 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the March 9, 2022 Regular Session Board of Directors Meeting minutes as presented. (Sparks/Bernardo)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
This item was tabled until the April meeting.
- *The Treasurer requested management obtain bond investment recommendations for review and decision during the next scheduled Board meeting.
- Financial Resolutions**
This item was tabled April meeting
- ACTION ITEMS:** **Draft Reserve Study**
This item was for information purposes only and was tabled until further review by the Board.
- 2022-2023 Draft Budget**
This was a first draft for information purposes only and was tabled until further review by the Board; to be placed in the next month's Board packet for further discussion and approval.
- Treebeard Proposal – Annual Brush Maintenance**
Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Treebeard Landscaping to perform the annual brush maintenance (to be scheduled the beginning of June) to be cleared back 100 feet, at a cost not to exceed \$17,630.00, as a Reserve Expense. (Bernardo/Spitzberg)

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 4:31 p.m. The next Regular Session meeting is scheduled for May 11, 2022.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

05/12/2022

Date