

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

**CALL TO ORDER:** The July 13, 2022, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:33 p.m. via teleconference.

**PRESENT:** Jeremy Spitzberg, President  
Corey Bernardo, Vice President  
Danny Sparks, Chief Financial Officer/Secretary  
Chris Speziale, Director

**ABSENT:** Brian Kenis, Director

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

**EXECUTIVE SESSION DISCLOSURE:** The following items were discussed during the July 13, 2022 Executive Session preceding the General Session:

- Approval of Minutes
- Compliance
- Legal
- Fee Reversal

**HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related.

- Vehicle Street Parking Enforcement

**COMMITTEE REPORTS:** **Landscape / Architectural Committee**  
Landscape Committee Chair was present at the meeting to discuss an owner on Walnutdale and Fallbrook who is requesting permission to use the open green space adjacent to their home for a backyard demo project. A Bobcat will not go through the front gate (it will require removal of a wall) so the owner would like permission to utilize the green space as an access point to the backyard. This was discussed amongst the Board and also with the owner's landscape architect that was present to represent the owner. The Board discussed privately that they would work with the Committee to draft an agreement to be agreed upon and signed by the Association and the Owner for approval of using the green space for demo access.

**APPROVAL OF MINUTES:** Management provided the Board with the May 11, 2022 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the May 11, 2022 Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Spitzberg)

**FINANCIAL MATTERS:** **Approval of Financial Statements**  
This item was tabled to allow the Board Treasurer additional time to thoroughly review the monthly financials ending May 2022.

**Financial Resolutions**

Upon a motion duly made, seconded, and carried, the Board accepted the May 2022 financial resolutions for the monthly expenses that exceeded \$10,000.  
(Sparks/Spitzberg)

**Collections**

This item was discussed in the preceding Executive Session. No action needed.

**ACTION ITEMS:**

**Treebeard Irrigation Proposal**

Upon a motion duly made, seconded and carried unanimously, the Board approved proposal #51093 from Treebeard Landscape to replace the remote-control valve on the slope area behind 12577 Kingspine Ave at a cost not to exceed \$1,065.00 as a Reserve expense. (Speziale/Bernardo)

**Match Point Proposal**

The Board was presented with a proposal from Match Point to install canopies along with chairs that could be placed in the tennis area, along with a proposal to paint pickleball lines on the 2<sup>nd</sup> court. Following discussion, the Board agreed to table all proposals pending further discussion.

The Board also requested management look into ordering needed parts for the current failing umbrellas that are jammed to try and repair versus disposing of them. There are ten (10) umbrellas in total.

**Community Pools Proposal**

Upon a motion duly made, seconded and carried unanimously, the Board approved the following proposals for the facility pool from Community Pools to replace the two (2) filters that are cracked and leaking: (Sparks/Bernardo)

- Pool Filter #1 Replacement - \$2,257.84
- Pool Filter #2 Replacement - \$2,257.84

**Insurance Non-Renewal**

Management presented the Board with a letter from HarpInc. notifying that the umbrella insurance will no be covered through the current program. The current insurance agent is still reaching out to find an alternative. Informational only, no action needed at this time.

**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 to Executive Session at 5:49 p.m. The next Regular Session meeting is scheduled for August 10, 2022.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:**

*C. Bernardo*

10/24/2022

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date