

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
SEPTEMBER 14, 2022**

- CALL TO ORDER:** The September 14, 2022, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:20 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
Homeowner (1)
- ORGANIZATIONAL:** The Board agreed to keep their same office positions for (1) year, until the next Annual Meeting:
- Jeremy Spitzberg, President
 - Corey Bernardo, Vice President
 - Danny Sparks, Chief Financial Officer/Secretary
 - Chris Speziale, Director
 - Brian Kenis, Director
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. No items were brought up for discussion.
- COMMITTEE REPORTS:** **Landscape / Architectural Committee**
The topic of water usage and expense was discussed. Treasurer, Danny Sparks and management will monitor water usage and expense on billings.
- APPROVAL OF MINUTES:** Management provided the Board with the July 13, 2022 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the July 13, 2022 Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Sparks)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the May through August 2022 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 May through August 2022 financial statements pending the annual review. (Sparks/Speziale)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the May through August 2022 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Speziale)

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: (Sparks/Spitzberg)

- 207410

ACTION ITEMS: **Holiday Lights Proposal**

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from David Necaise to install holiday season lights in the pygmy palms and pool area at a cost not to exceed \$895.00 (Speziale/Bernardo)

ProTec Tot Lot Proposal

Management provided the Board with the Playground Safety Inspection observations and recommendation from ProTec Building Services based off of a thorough site inspection at the 12504 Semillon Boulevard playground location, conducted by ProTec Building Services. Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from ProTec Building Services to complete the necessary equipment repairs based off of the site inspection. (Spitzberg/Sparks)

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 5:04 p.m. The next Regular Session meeting is scheduled for October 12, 2022.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

10/14/2022

Date