

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

- CALL TO ORDER:** The October 12, 2022, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:40 p.m. via teleconference.
- PRESENT:** Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Chris Speziale, Director
- ABSENT:** Jeremy Spitzberg, President
Brian Kenis, Director
- OTHERS PRESENT:** Michelle Monahan, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
James Kuhlken, Landscape Committee
Homeowners (4)
- 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 again discussed. Treasurer, Danny Sparks and management will monitor water usage and expense on billings.
- APPROVAL OF MINUTES:** Management provided the Board with the September 14, 2022 Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the September 14, 2022 Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Sparks)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the September 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 September 2022 financial statements pending the annual review. (Sparks/Speziale)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the September 2022 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Speziale)
- Collections**
No action needed.
- ACTION ITEMS:** **Atlas Tree Proposal**
Upon a motion duly made, seconded and carried unanimously, the Board approved proposal #59576 from Atlas Tree Service to complete the Association's annual tree trimming and removal of (5) trees at a cost not to exceed \$17,445.00 (Sparks/Speziale)

Pickle Ball Discussion

This item was tabled due to not having a full Board present. It will be placed on the agenda for discussion during a future Open session meeting.

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 5:10 p.m. The next Regular Session meeting is scheduled for November 9, 2022.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

11/18/2022

Date