

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

CALL TO ORDER: The November 9, 2022, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board President, Jeremy Spitzberg, at 4:15 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
James Kuhlken, Landscape Committee
Bruce Burr, Architectural Committee
Homeowners (4)

HOMEOWNER FORUM: Homeowners were afforded three (3) minutes to discuss any topics Association related. The following items were brought up for discussion:

- Tennis Court Equipment (Rollers)
- Call for Architectural Review Committee members (recruitment)
- Extending the Pool Heat Through Winter

COMMITTEE REPORTS: **Landscape / Architectural Committee**
James Kuhlken, Landscape Committee Chair, was present at the meeting to discuss the Treebeard proposal enclosed for the Board's review of new plants along Semillon.

Bruce Burr, Architectural Committee Chair, requested a notification go out to all members to recruit new members to serve as volunteers on the Architectural Review Committee. It was discussed and management will be sending out a recruitment eblast to the community members.

APPROVAL OF MINUTES: Management provided the Board with the October 12, 2022, Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the October 12, 2022, Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Spitzberg)

FINANCIAL MATTERS: **Approval of Financial Statements**
The (October) financials were not received at the time of the meeting. This item will be tabled until the next scheduled meeting.

Collections
No action needed.

Investment Recommendations
Upon a motion duly made, seconded and carried unanimously, the Board approved the following investment recommendations from Merrill Lynch/Sparks/Spitzberg)

- \$100,000 18-month CD – after maturity on December 1st

ACTION ITEMS: **Treebeard Proposal**

Upon a motion duly made, seconded, and carried unanimously, the Board approved proposal #51864 from Treebeard Landscape for new plantings along Semillon at a cost not to exceed \$5,343.00 (Sparks/Speziale)

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 4:45 p.m. The next Regular Session meeting is scheduled for January 11, 2023.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:

Daniel Sparks

01/24/2023

Board Member

Date