

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION MEETING MINUTES  
JANUARY 11, 2023**

- CALL TO ORDER:** The January 11, 2023, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board Vice President, Corey Bernardo, at 4:02 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  
Bruce Burr, Architectural Committee  
Homeowners (1)
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. The following items were brought up for discussion:
- Fire Insurance (owner) requirements
- COMMITTEE REPORTS:** **Landscape / Architectural Committee**  
James Kuhlken, Landscape Committee Chair, was present at the meeting to inform the Board of his retirement due to sale of home. He is currently vetting a potential replacement. He also discussed with the Board options for a possible revamp/addition of an Association monument at the entry way to the community. A proposal from Treebeard including options for the entryway is on the agenda for review and consideration this evening.
- Bruce Burr, Architectural Committee Chair, provided an update on the recruitment of new members to serve as volunteers on the Architectural Review Committee.
- APPROVAL OF MINUTES:** Management provided the Board with the November 9, 2022, Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the November 9, 2022, Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Speziale)
- FINANCIAL MATTERS:** **Approval of Financial Statements**  
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the October and November 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 October and November 2022 financial statements pending the annual review. (Sparks/Speziale)
- Financial Resolutions**  
Upon a motion duly made, seconded, and carried, the Board accepted the October and November 2022 financial resolutions for the monthly expenses that exceeded \$10,000. (Sparks/Speziale)

**Collections**

No action needed.

**ACTION ITEMS:**

**Treebeard Proposal**

Management presented the Board with multiple proposals from Treebeard Landscaping for various landscape improvements in the Association.

Upon a motion duly made, seconded, and carried unanimously, the Board approved proposal #52119 from Treebeard Landscape for new plantings along Semillon at a cost not to exceed \$1,260.00 (Bernardo/Sparks)

The following proposals were tabled until the February 2023 meeting to allow a full Board discussion as two (2) members were not present at the evening's meeting:

- #52106 – Plantings and a fence along Semillon - \$18,380.00
- #52124 – Solar lights along both sides of Semillon to illuminate this area - \$726.00

**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 5:00 p.m. The next Regular Session meeting is scheduled for February 8, 2023.

Respectfully Submitted,  
Jenny Voss, Recording Secretary, Walters Management

**APPROVAL:**



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

02/15/2023

\_\_\_\_\_  
Date