

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
FEBRUARY 8, 2023**

CALL TO ORDER: The February 8, 2023, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Board Vice President, Corey Bernardo, at 4:12 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
Julie Dibie, Match Point Tennis Courts 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. (not HOA responsibility)

COMMITTEE / VENDOR 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 has secured a replacement in Heather Holland and has been working with her to cover as much information as possible.

Match Point Tennis Courts
Julie Dibie, a representative from Match Point Tennis Courts was present to speak with the Board on the proposed shade covers options for the tennis court seating. Following discussion, the Board agreed to meet on-site with a Match Point representative to discuss further.

APPROVAL OF MINUTES: Management provided the Board with the January 11, 2023, Regular Session minutes for review. Upon a motion duly made, seconded and carried unanimously, the Board motioned to approve the January 11, 2023, Regular Session Board of Directors Meeting minutes as presented. (Bernardo/Speziale)

FINANCIAL MATTERS: **Approval of Financial Statements**
The Board tabled the December 2022 and January 2023 financials pending further review.

Financial Resolutions
Upon a motion duly made, seconded, and carried, the Board accepted the December 2022 and January 2023 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 the following proposals from Treebeard Landscaping for various landscape improvements in the Association:

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

Following review and discussion with Jim Kuhlken, the Board members agreed they would like to attempt to meet during the next scheduled landscape inspection to thoroughly review the proposed details and to vote via email outside of the meeting, to be ratified at a future Board 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 at 5:04 p.m. The next Regular Session meeting is scheduled for March 8, 2023.

Respectfully Submitted,
Jenny Voss, Recording Secretary, Walters Management

APPROVAL:



Board Member

03/25/2023

Date