

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

- CALL TO ORDER:** The March 8, 2023, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Community Manager, Michelle Monahan, at 4:00 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Brian Kenis, Director
- ABSENT:** Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, CCAM, Community Manager, Walters Management Homeowners (1)
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. The following items were brought up for discussion:
- COMMITTEE / VENDOR REPORTS:** Landscape / Architectural Committee
- APPROVAL OF MINUTES:** Management provided the Board with the February 8, 2023, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the February 8, 2023, Regular Session Board of Directors Meeting minutes as presented. (Spitzberg/Bernardo)
- FINANCIAL MATTERS:** Approval of Financial Statements
Upon a motion duly made, seconded, and carried, the Board accepted the revised December 2022 financial. (Sparks/Bernardo)
- Financial Resolutions
Upon a motion duly made, seconded, and carried, the Board accepted the December 2022 financial resolution for the monthly expenses that exceeded \$10,000. (Sparks/Bernardo)
- Collections
No action needed.
- ACTION ITEMS:** Pacific Backflow Proposal
Management presented the Board with an estimate from Pacific Backflow for the inspection repairs of the backflows in the Association. Upon a motion duly made, seconded, and carried, the Board accepted the estimate from Pacific Backflow. (Spitzberg/Bernardo)
- Pool Security and Heat
Management discussed with the Board if they wished to obtain security for the spring break session at the pool and to confirm heat would be turned back on March 13, 2023.
Upon a motion duly made, seconded, and carried, the Board denied having security for spring break and unanimously approved the heat to be turned on March 13, 2023.

Draft 2023-24 Budget

The Board tabled the 2023-24 Draft Budget until the April 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 5:11 p.m. The next Regular Session meeting is scheduled for April 12, 2023.

Respectfully Submitted,
Michelle Monahan, Walters Management

APPROVAL:



Board Member

08/03/2023

Date