

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
July 12, 2023**

- CALL TO ORDER:** The July 12, 2023, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Community Manager, Michelle Monahan, at 4:02 p.m. via teleconference.
- PRESENT:** Jeremy Spitzberg, President
Corey Bernardo, Vice President
Brian Kenis, Director
Chris Speziale, Director
- ABSENT:** Danny Sparks, Chief Financial Officer/Secretary
- OTHERS PRESENT:** Michelle Monahan, CCAM, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
Homeowners (3)
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. The following items were brought up for discussion:
- Pickleball lines on 2nd Court
 - Posting New Signage w/ Court Rules
 - Falling Trees (these will be assessed end of Summer/early Fall by arborist)
- APPROVAL OF MINUTES:** Management provided the Board with the May 10, 2023, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the May 10, 2023, Regular Session Board of Directors Meeting minutes with revisions. (Spitzberg/Speziale)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
The April & May 2023 financials were tabled until the Augst meeting since the Treasurer was not present.
- Financial Resolutions**
The April & May financial resolutions were tabled until the Augst meeting since the Treasurer was not present.
- Collections**
No action needed.
- ACTION ITEMS:** **Treebeard Proposal**
Management provided the Board with a proposal from Treebeard Landscaping to beautify a section of Semillon (corner of Semillon and Spruce Grove) that needs attention.
- Upon a motion duly made, seconded and carried unanimously, the Board approved Proposal #52983 from Treebeard Landscaping at a cost not to exceed \$3,885.00. (Spitzberg/Speziale)
- ORGANIZATIONAL:** The Board member seats will remain for the following year until the next Annual Election in 2024:
- Jeremy Spitzberg, President
 - Corey Lee Bernardo, Vice President

- Daniel Sparks, CFO / Secretary
- Chris Speziale, Director
- Brian Kenis, Director

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 4:32 p.m. The next Regular Session meeting is scheduled for August 9, 2023.

Respectfully Submitted,
Jenny Voss, Recording Secretary

APPROVAL:



Board Member

08/10/2023

Date