

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
AUGUST 9, 2023**

CALL TO ORDER: The August 9, 2023, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Community Manager, Michelle Monahan, at 4:01 p.m. via teleconference.

PRESENT: Jeremy Spitzberg, President
Brian Kenis, Director
Chris Speziale, Director

ABSENT: Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary

OTHERS PRESENT: Michelle Monahan, CCAM, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
Bruce Burr, Architectural Committee Chair
Heather Holland, Landscape Committee Chair
Homeowners (11)

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 (for and opposing)
- "Watchduty" app to monitor fir concerns

COMMITTEE REPORTS: Landscape Committee

- Revisions to the area near Semillon stop sign are pending; currently awaiting a proposal from Treebeard with plant choice revisions.
- The Board acknowledged their appreciation for the Landscape Committee Chair's punch list.
- Putting together a spreadsheet for the many irrigation meters for better tracking of usage

APPROVAL OF MINUTES: Management provided the Board with the July 12, 2023, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the July 12, 2023, Regular Session Board of Directors Meeting minutes with revisions. (Spitzberg/Kenis)

FINANCIAL MATTERS: **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the April and May 2023 financial statements. Based on this review, the Association is in compliance with Civil Code requirements. Upon a motion duly made, seconded, and carried unanimously, the Board accepted the April and May 2023 financial statements pending the annual review. (Sparks/Speziale)

Financial Resolutions
Upon a motion duly made, seconded, and carried, the Board accepted the April and May 2023 financial resolution for the monthly expenses that exceeded \$10,000. (Spitzberg/Speziale)

Collections
No action needed.

ACTION ITEMS:

Insurance Renewal

Management provided the Board with a proposal from Prendiville Insurance Agency for the insurance renewal which expires 8/22/23.

Upon a motion duly made, seconded and carried unanimously, the Board approved the 2023-2024 insurance renewal from Prendiville Insurance Agency with a policy premium of \$16,214.00. (Spitzberg/Speziale)

Pickleball Discussion

The Board welcomed comments from owners related to adding Pickleball lines to the 2nd court. Following owner comment and Board discussion, the Board agreed to not move forward with adding Pickleball lines to the 2nd court and keep as is for now with only one court having the Pickleball lines.

Security / Pool Monitor

Management inquired with the Board how they would like to schedule Private Security following the busier summer month. The Board agreed to keep the current Private Security schedule through Labor Day weekend; following Labor Day weekend, the schedule will revert back to Friday and Saturday evenings only.

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 4:50 p.m. The next Regular Session meeting is scheduled for September 13, 2023.

Respectfully Submitted,
Jenny Voss, Recording Secretary

APPROVAL:



Board Member

09/14/2023

Date