

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
SEPTEMBER 13, 2023**

- CALL TO ORDER:** The September 13, 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
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
- ABSENT:** Chris Speziale, Director
- OTHERS PRESENT:** Michelle Monahan, CCAM, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management
Bruce Burr, Architectural Committee Chair
Homeowners (4)
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. The following items were brought up for discussion:
- Compliments to the landscape crew on brush maintenance
 - Scheduling of annual tree maintenance
 - Civil matter complaint about slowing speeders (not Association jurisdiction)
- COMMITTEE REPORTS:** **Landscape Committee**
- The Committee inspected trees with Atlas Tree Service and the proposal for the annual tree maintenance will be reviewed during this meeting.
- APPROVAL OF MINUTES:** Management provided the Board with the August 9, 2023, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the August 9, 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 June and July 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 June and July 2023 financial statements pending the annual review. (Sparks/Spitzberg)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the June and July 2023 financial resolution for the monthly expenses that exceeded \$10,000. (Sparks/Spitzberg)
- Investment Recommendations**
Upon a motion duly made, seconded and carried unanimously, the Board approved the following investment recommendations from Merrill Lynch: (Sparks/Spitzberg)
- \$100,000 12-month CD – After maturity on September 15th
- Current Liquid Balance \$198,282.00
- Collections**

No action needed.

ACTION ITEMS:

Treebeard Proposal

Management provided the Board with a proposal from Treebeard Landscape for a section on Semillon that needs attention.

Upon a motion duly made, seconded and carried unanimously, the Board approved the following (2) proposals from Treebeard Landscape for the demolition, prep work and planting on the corner of Semillon and Spruce Grove planter with the revised plant list: (Spitzberg/Kenis)

- Proposal #53177 - \$3,589.00
- Proposal #53176 - \$3,520.00

Annual Tree Service Proposal

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal #62110 from Atlas Tree Service to perform the annual tree maintenance as recommended following on-site inspection at a cost of \$19,225.00. (Spitzberg/Sparks)

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 to Executive Session at 4:30 p.m. The next Regular Session meeting is scheduled for October 11, 2023.

Respectfully Submitted,
Jenny Voss, Recording Secretary

APPROVAL:



Board Member

10/13/2023

Date