

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
OCTOBER 11, 2023**

- CALL TO ORDER:** The October 11, 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
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
Homeowners (2)
- HOMEOWNER FORUM:** Homeowners were afforded three (3) minutes to discuss any topics Association related. The following items were brought up for discussion:
- Brush clearance expectations
- COMMITTEE REPORTS:**
- Landscape Committee**
No items to report
- Architectural Committee**
No items to report
- APPROVAL OF MINUTES:** Management provided the Board with the September 13, 2023, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the September 13, 2023, Regular Session Board of Directors Meeting minutes with revisions. (Kenis/Sparks)
- FINANCIAL MATTERS:**
- Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the August 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 August 2023 financial statements pending the annual review. (Sparks/Spitzberg)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the August 2023 financial resolution for the monthly expenses that exceeded \$10,000. (Sparks/Spitzberg)
- Collections**
No action needed.
- ACTION ITEMS:**
- Culvert Recommendation and Proposal**
Management provided the Board with a recommendation email from the Landscape Committee chair who met with an owner onsite due to concerns regarding a culvert. Treebeard provided a proposal at the last minute to clear the culvert and area around

it. The Committee and Treebeard will review in further in depth in person for the need of this request. This has been tabled.

Holiday Lights at Pool Area

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from David Necaise to install holiday lighting at the recreational facility at a cost of \$1,185.00. (Spitzberg/Sparks)

Recreational Items Update

Management provided the Board with an update from ProTec Building on items at the recreational facility including but not limited to a new water fountain, restroom signs, and the current AED machine:

- Gas lines for BBQ grills – Board representatives will meet with the vendor to go over the needs and locations of installing lines. To be presented to the entire Board at a future meeting for consideration.
- Bathroom door painting & new signs – this item has already been completed.
- New drinking fountain – Install an upgraded fountain with a bottle refill option. It was noted an electrical line may need to be pulled through for this feature which the electrical vendor will need to look into further. (It was noted the water fountain would be funded under reserves)
- AED Machine – Management will contact the company that originally installed the machine in 2016 about a battery replacement.
- Wood trellis structures – have the integrity of the structures inspected.
- Shower knobs – one shower knob seems to be stuck; check to see if replacement is needed.

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 5:02 p.m. The next Regular Session meeting is scheduled for November 8, 2023.

Respectfully Submitted,
Jenny Voss, Recording Secretary

APPROVAL:



Board Member

11/16/2023

Date