

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

CALL TO ORDER: The November 8, 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
Chris Speziale, Director

ABSENT: None

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

HOMEOWNER FORUM: Homeowners were afforded three (3) minutes to discuss any topics Association related. No items were brought up for discussion.

COMMITTEE REPORTS: **Landscape Committee**
The culvert request has been sent to legal counsel to review and provide a recommendation of responsibility.

Architectural Committee
12414 Semillon wants to install a tall fence due to coyote concerns; however, they would be fencing in areas of the common HOA maintained area. The Architectural Review Committee is still waiting on an application to even consider the request.

APPROVAL OF MINUTES: Management provided the Board with the October 11, 2023, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the October 11, 2023, Regular Session Board of Directors Meeting minutes with revisions. (Bernardo/Sparks)

FINANCIAL MATTERS: **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the September 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 September 2023 financial statements pending the annual review. (Sparks/Speziale)

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

Collections
Intent to Lien – APN 320-072-25

A motion was duly made, seconded and carried unanimously to authorize the recording of a Lien, following confirmation of status, against the property of the following members to collect on delinquent assessments in accordance with the Association's Collection Policy and Civil Code requirements as outlined in the Resolution to Record Liens presented to the Board: (Sparks/Spitzberg)

- 207410

ACTION ITEMS:

Treebeard Landscape – 2024 Rate Increase

Upon a motion duly made, seconded and carried unanimously, the Board approved the monthly contract rate increase for Treebeard Landscaping to \$10,023.00 effective January 1, 2024. (Spitzberg/Bernardo)

ProTec Janitorial – 2024 Rate Increase

Upon a motion duly made, seconded and carried unanimously, the Board approved the monthly contract rate increase for ProTec Janitorial to the following effective January 1, 2024: (Spitzberg/Bernardo)

- Summer Schedule (April – October) - \$2,589.14 / month
- Winter Schedule (November – March_ - \$1,138.78 / month

Damaged Sidewalk

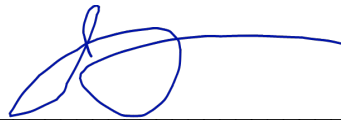
Management provided the Board with an email from an owner regarding a crumbled sidewalk on Walnutdale the is City of San Diego responsibility; however, per the City, they have no plans to repair it. Management has sent to ProTec to obtain a cost to repair since the City is not making this a priority for any repair. It was also suggested that the state of the crumbling sidewalk be sent to the City with the local City Council member copied on the email.

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 4:52 p.m. The next Regular Session meeting is scheduled for January 10, 2024.

Respectfully Submitted,
Jenny Voss, Recording Secretary

APPROVAL:



Board Member

03/06/2024

Date