

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
FEBRUARY 14, 2024**

CALL TO ORDER: The February 14, 2024, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Community Manager, Michelle Monahan, at 4:03 p.m. via teleconference.

PRESENT: Jeremy Spitzberg, President
Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Chris Speziale, Director
Brian Kenis, Director

ABSENT: None

OTHERS PRESENT: Michelle Monahan, CCAM, Community Manager, Walters Management
Jenny Voss, Recording Secretary, Walters Management

HOMEOWNER FORUM: Homeowners were afforded three (3) minutes to discuss any topics Association related. The following item was brought up for discussion:

- Tree trimming concerns (proposal to be reviewed during meeting)

COMMITTEE REPORTS: Landscape Committee
The culvert has been cleared and will be maintained by the landscape crew.

Architectural Committee
No updates to discuss

APPROVAL OF MINUTES: Management provided the Board with the November 8, 2023, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the November 8, 2023, Regular Session Board of Directors Meeting minutes with revisions. (Spitzberg/Speziale)

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

Financial Resolutions
Upon a motion duly made, seconded, and carried, the Board accepted the October and November 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 / APN 320-072-25

ACTION ITEMS:

ProTec Proposals

Sidewalk Repairs

Management provided the Board with a proposal from ProTec to complete repairs to a crumbling concrete culvert near 10350 Walnuthdale St (City jurisdiction, but not being maintained properly). Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from ProTec to complete the sidewalk repairs at a cost not to exceed \$5,145.00 only after receiving a 2nd comparable bid to ensure the proposed amount is fair. (Spitzberg/Sparks)

Pool Trellis (West / East / Entry)

Management provided the Board with a proposal from ProTec to repair the trellis at an amount of \$31,000.00. This item was tabled pending revisions and refining of the proposal to meet the following Board requests:

- Revise proposal to itemize paint and caulking separately from the wood repair
ensure beams are caulked, sealed and them completely painted / not color matched
- Provide a quote to add a sun-shade type sail on the trellis
- Option to leave vines by the bricks bases of trellis rather than completely remove

Rules Amendment

Management provided the Board with a portion of the Association Rules pertaining to flagpoles and the display of flags, as revised by a Board member. Following review and discussion, the Board agreed to the revised verbiage following the detailed review from the MAC Chair, to then be distributed to membership for a 30-day review comment period by membership prior to formally adopting.

Clubhouse Carpet

Management informed the Board of an owners request to convert the carpet in the Clubhouse to vinyl flooring due to the aged condition of the carpet. The Board denied the request to replace with vinyl, but did approve replacing with new carpet at a cost not to exceed \$3,000.00. (Sparks/Kenis)

Atlas Tree Proposals

Upon a motion duly made, seconded and carried unanimously, the Board approved the following (two) proposals from Atlas Trees: (Spitzberg/Bernardo)

- 12424 Semillon – Removal of Eucalyptus tree - \$3,250.00
- 12222 Spruce Grove PI – Trimming of (2) large Ironbark Eucalyptus trees and (6) Ironbark Eucalyptus trees - \$3,660.00

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 5:17 p.m. The next Regular Session meeting is scheduled for March 11, 2024.

Respectfully Submitted,
Jenny Voss, Recording Secretary

APPROVAL:



Board Member

04 / 04 / 2024

Date