

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
MARCH 13, 2024**

- CALL TO ORDER:** The March 13, 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:
- Fire safety support
 - 12222 Spruce Grove tree concerns (agenda item)
 - Nature park debris concern (agenda item)
- COMMITTEE REPORTS:** **Landscape Committee**
No updates to discuss
- Architectural Committee**
No updates to discuss
- APPROVAL OF MINUTES:** Management provided the Board with the February 14, 2024, Regular and Executive Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the February 14, 2024, Regular and Executive Session Board of Directors Meeting minutes with revisions.
(Bernardo/Kenis)
- FINANCIAL MATTERS:** **Approval of Financial Statements**
In accordance with California Civil Code Section §5500(a-e), the Board of Directors reviewed the December 2023 and January 2024 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 December 2023 and January 2024 financial statements, pending the annual review.
(Sparks/Speziale)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the December 2023 and January 2024 financial resolution for the monthly expenses that exceeded \$10,000. (Sparks/Speziale)
- Collections**
No action needed.

ACTION ITEMS:

Treebeard Proposal

Management presented the Board with a proposal from Treebeard Landscaping for drip irrigation in the amount of \$2,380.00. The Board agreed to table the proposed drip irrigation as they do not see a need for it at this time.

Tree Concerns

Management provided the Board with correspondence from an owner on Spruce Grove who has concerns about some trees near his residence. It was noted the management had already forwarded the concerns to the Landscape Committee and was informed the trees would be added to the Fall list for trimming.

Following review by the Board, the Board requested the concerns be sent again to the professional arborist to assess for any immediate need of trimming/maintenance prior to the scheduled fall trimming schedule.

Architectural Response

Management provided the Board with correspondence from the architectural landscape Chairperson stating they are in the process of making additional changes to the guidelines (in addition to the proposed flagpole rule) and will provide those proposed revisions to the Board once complete for review and distribution to membership for review and comment period.

Draft 2024-2025 Budget

Management informed the Board with a first draft of the 2024-2025 budget. This item was tabled pending further review.

Tree Rebate

Management presented the Board with communication from the Landscape Committee regarding a rebate program offered for tree planting. At this time, the Board does not see a need for this. No action taken, informational 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 5:03 p.m. The next Regular Session meeting is scheduled for April 10, 2024.

Respectfully Submitted,
Jenny Voss, Recording Secretary



APPROVAL:

Board Member

04/30/2024

Date