

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION MEETING MINUTES  
APRIL 10, 2024**

**CALL TO ORDER:** The April 10, 2024, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Community Manager, Michelle Monahan, at 4:00 p.m. via teleconference.

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

**ABSENT:** Brian Kenis, Director

**OTHERS PRESENT:** Michelle Monahan, CCAM, Community Manager, Walters Management  
Jenny Voss, Recording Secretary, Walters Management  
Bruce Burr, MAC Chair  
(1) Homeowner

**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 Board asked management and the Landscape Committee compare the renderings match the newly approved landscape planting along Semillon.

**Architectural Committee**  
The MAC Chair informed the Board of a request to extend a property line with fencing along Semillon. It will be sent to legal for review and the MAC will work cooperatively with the Board on the stipulations to extend the property line boundary following legal review.

**APPROVAL OF MINUTES:** Management provided the Board with the March 13, 2024, Regular and Executive Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the March 13, 2024, Regular and Executive Session Board of Directors Meeting minutes with revisions.  
(Speziale/Spitzberg)

**FINANCIAL MATTERS:** **Approval of Financial Statements**  
This item was tabled pending further review.

**Financial Resolutions**  
Upon a motion duly made, seconded, and carried, the Board accepted the February 2024 financial resolution for the monthly expenses that exceeded \$10,000.  
(Sparks/Speziale)

**Collections**  
No action needed.

**ACTION ITEMS:**

**ProTec Plumbing Proposal**

Management presented the Board with a proposal from Protec plumbing for multiple items at the Association facility:

- Gas line: \$23,935.00
- Fountain: \$7,889.00
- Fire Pits: \$5,000.00 x 2 with labor & install \$3,600.00

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Protec to install a new drinking fountain at a cost not to exceed \$7,889.00, pending ServPro does not come back with a bid less than that of ProTec's.

Upon a motion duly made, seconded and carried unanimously, the Board denied the proposals for the gas line, bbq and fire pits. Management will look into an option of a portable propane grill that can have maintenance monitor and keep the propane tanks filled as needed. (Speciale/Sparks)

**Trellis Proposal**

This item was tabled pending ServPro providing a comparative estimate with that of ProTec's to include the maintenance, painting and repair of all three (3) trellises. It was noted that the Board would like the vines to be removed completely.

**ADU Guidelines**

Management will be sending the comments provided by the MAC to the attorney for legal review. This item was tabled to allow for legal review.

**Draft 2024-2025 Budget**

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

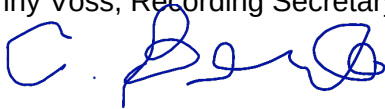
**Reserve Study**

This item was tabled by the board pending further review of the 2024-2025 draft budget.

**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 4:57 p.m. The next Regular Session meeting is scheduled for May 8, 2024.

Respectfully Submitted,  
Jenny Voss, Recording Secretary



**APPROVAL:**

\_\_\_\_\_  
Board Member

05/11/2024

\_\_\_\_\_  
Date