

**WHISPERING RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION MEETING MINUTES
MAY 8, 2024**

- CALL TO ORDER:** The May 8, 2024, Whispering Ridge Homeowners Association Regular Session Meeting was called to order by Community Manager, Michelle Monahan, at 4:04 p.m. via teleconference.
- PRESENT:** Corey Bernardo, Vice President
Danny Sparks, Chief Financial Officer/Secretary
Chris Speziale, Director
- ABSENT:** Jeremy Spitzberg, President
Brian Kenis, Director
- 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. No items were brought up for discussion.
- COMMITTEE REPORTS:** **Landscape Committee**
No updates at this time.
- Architectural Committee**
No updates at this time.
- APPROVAL OF MINUTES:** Management provided the Board with the April 10, 2024, Regular Session minutes for review. Upon a motion duly made, seconded, and carried unanimously, the Board motioned to approve the April 10, 2024, 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 February and March 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 February and March 2024 financial statements pending the annual review. (Sparks/Speziale)
- Financial Resolutions**
Upon a motion duly made, seconded, and carried, the Board accepted the March 2024 financial resolution for the monthly expenses that exceeded \$10,000. (Sparks/Speziale)
- Collections**
No action needed.
- ACTION ITEMS:** **Clubhouse Carpet Estimate**
Upon a motion duly made, seconded and carried unanimously, the Board approved the estimate from Select Carpets to replace the carpet in the clubhouse in the amount of \$2,493.60. (Speziale/Sparks)

Treebeard Brush Proposal

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from Treebeard Landscape to complete the annual brush clearing in the amount of \$27,880.00, scheduled for early June. (Bernardo/Sparks)

ProTec Proposals

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

- BBQs: \$8875 x 2 \$1750.00
- Fire Pits: \$5,000.00 x 2 with labor & install \$3,600.00

Upon a motion duly made, seconded and carried unanimously, the Board denied the proposals for the BBQs 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

Upon a motion duly made, seconded and carried unanimously, the Board approved the proposal from ServPro to complete the trellis repairs at a cost not to exceed \$41,491.00. (Bernardo/Speciale)

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 Board review.

Draft 2024-2025 Budget

Upon a motion duly made, seconded and carried unanimously, the Board approved the 2024-2025 annual budget with a \$10.00 monthly increase to \$165.00 monthly assessments effective July 1, 2024, to be distributed to membership no later than June 1, 2024. (Sparks/Speciale)

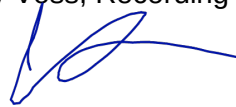
Reserve Study

Upon a motion duly made, seconded and carried unanimously, the Board approved the 2024-2025 Reserve Study as presented by McCaffery Reserve Consulting, to be distributed to membership with the 2024-2025 approved budget packet. (Sparks/Speciale)

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 June 12, 2024.

Respectfully Submitted,
Jenny Voss, Recording Secretary



APPROVAL:

Board Member

06/14/2024

Date