

Whispering Pines Property Owners Association Meeting

- Called to order: Mike Wagner 11:25 a.m.
- Board Members in attendance: Vaunie Clyde, Susan Kearney, Sean Kearney, Mike Wagner
- Others in attendance: Barry Bessie, Mike Gerhardt, Dave Taylor, DeAnn Taylor, Trent Hanna, Kyson Koop, Todd Billings, Dave Simpson, Heidi Simpson, Jerilee Stocking, Steve Stocking, Gail Breese, Alan Breese, Ruth Gardner, David Eicher
- Reading of minutes: Mike Wagner
- Vote to approve minutes: Mike Wagner motion to accept minutes, Sean seconded. Board approved

Item	Action
Look at the Board constitution. Existing board	Proposal to add Trent Hanna and Dewey Thurgood. Sean makes motion to accept to the board. Mike Wagner seconded. Board approved.
Financial Document: Sean explained the issues. Pond was the biggest expense. \$24,706.36. So far the pond is not leaking. Susan explained the costs of the Bentomat and the work done on the pond. Further discussion on other budget items. See financials!	Motion to accept by Mike Wagner, seconded Susan Kearney, Board approved. Venmo account approved.
Cedar Creek/Black Canyon water issues: History, logistics. Water Rights. See previous minutes...Sean's story about resolving the Black Canyon water rights. If the water is there, we're taking it. Need to aerate the pond in the future.	
Raise rates 10% to \$320 FT, \$290 PT, \$155 Lot	Board approved. Send out on March 1, 2022 to get membership input.
Architectural Committee: Bates: Shell completed, Langford, Reynoso, Perry, Mines, Penrod Lot 228, 6/12 pitch on roof, unless approved by architectural committee. Proposed \$500 for a bond for damage to property. Security for damage to road.	Mike will check with county to reaffirm the counties requirements on pitch. Will also follow up on occupancy of Bates and Reynoso.
Once occupancy is taken, fees are pro-rated and adjusted to their current status.	Mike Wagner made motion, Susan Kearney seconded. Board approved

Item	Action
<p>Projects for the year: Upper ditch, lower ditch of the Black Canyon drainage.</p> <p>Fish or no fish?</p> <p>Annual meeting: So many new people have the annual meeting and party. Moroni opera house \$100 June 4, 2022 10 a.m.</p> <p>Next meeting: March 19th, 10 a.m.</p>	<p>Will set dates at annual meeting</p> <p>Fish or no fish! Table and Provide a vote at the annual meeting.</p> <p>Board approved.</p>
<p>Road issues cash reserve needed for maintenance</p> <p>Better Drainage Culverts</p> <p>Gates</p> <p>Dumpsters</p> <p>Firewise Community, chipping days</p> <p>South Gate: under warranty, will come up to fix it.</p> <p>North Gate: old workings, belts worn, motor is working hard. (Need a new gate). Need to spend some money on it.</p>	<p>Does the POA need to take more responsibility for the dumpster? Bring up at the annual meeting.</p> <p>Vaunie Clyde will schedule the chipping days ASAP!</p>

- Meeting Adjourned: 12:47 p.m. Mike Wagner