

**WHISPERING RIDGE HOMEOWNERS' ASSOCIATION
MINUTES OF THE ARCHITECTURAL COMMITTEE MEETING
Thursday, December 5, 2024**

CALL TO ORDER: The Whispering Ridge Architectural Committee was called to order at 6:30 PM

**MEMBERS
PRESENT** Bruce Burr
Tracy Walker
Darrell Wenhardt
Lee Finney
James OGrady

OTHERS PRESENT: Valerie Romero from Walters Management was present.

**HOMEOWNER'S
FORUM:** Lisa and Glen Yoshitake from 10315 Spruce Grove presented an application requesting approval to park a Ford Transit camper van in their driveway.

**APPROVAL OF
MINUTES** Meeting Minutes from Thursday, November 7, 2024, were approved as presented.

REVIEW APPLICATIONS FOR IMPROVEMENT:

12473 Grainwood Way– Pool Installation

The homeowner would like to install a pool.

The committee has requested additional information, including the color of the pergola, a description of the pavers, details about the plants, and the materials to be used for the coping.

12275 Spruce Grove Pl– Pool Installation

The homeowner would like to install a pool.

The committee requested more information. The plan currently lacks essential details regarding the pool, including information on finishes, landscape modifications, and other improvements to be made around the pool area. Additionally, it does not include information on potential retaining walls required for the pool construction.

10272 Walnuthdale St – Roof Replacement and Solar Installation

The homeowner would like to replace the roof and install solar.

The committee approved the project with the following conditions: All panels shall be black glass, with black frames. Supporting frameworks or rack systems shall also be black or anodized dark. Conduit shall match the color of the roof or siding and be unobtrusively routed. Control panels, batteries, etc. should be located indoors, or behind gates or fences to be

unobtrusive or hidden. Homeowners shall be responsible for mitigating any serious reflected glare issues with neighbors, should they arise.

12875 Meadowdale - Garage conversion

The homeowner would like to convert the single garage into a room.

The committee has approved the project, as the city permit has been successfully obtained and no color changes are planned

10315 Spruce Grove – Vehicle Inquiry

The homeowner would like to park a Ford transit van on the driveway.

The committee approved the transit van in accordance with the CC&R's language, which specifies a $\frac{3}{4}$ -ton vehicle when used for everyday transportation.

NEXT INSPECTION TOUR

The next inspection tour was scheduled for Friday, January 17, 2025, at 1:30 PM.

NEXT MEETING

The next meeting will be held tentatively on Thursday, January 2, 2025, at 6:30 PM.

ADJOURNEMENT

There being no further business, the meeting was adjourned at 7:30 PM.

Committee Member Bruce Burr Date 01/03/2025

SIGNATURE CERTIFICATE



REFERENCE NUMBER

2225B847-A18C-4C50-AC44-EFB49B28A991

TRANSACTION DETAILS	DOCUMENT DETAILS
<div>Reference Number</div> <div>2225B847-A18C-4C50-AC44-EFB49B28A991</div>	<div>Document Name</div> <div>1 1 MEETING MINUTES - Draft-BSB</div>
<div>Transaction Type</div> <div>Signature Request</div>	<div>Filename</div> <div>1_1_MEETING_MINUTES_-_Draft-BSB.docx</div>
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SIGNERS

SIGNER	E-SIGNATURE	EVENTS
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AUDITS

TIMESTAMP	AUDIT
01/03/2025 13:19 EST	Valerie Romero (vromero@waltersmanagement.com) created document '1_1_MEETING_MINUTES_-_Draft-BSB.docx' on Chrome via Windows from 35.169.110.255.
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