

## Weatherby HOA - FY 2012 Community Budget Meeting

Minutes: 02/09/2012

Board Members in Attendance: Steve Berner, Brian Vocca, Martin Scoones, Raymond Swearingen, Rich Tarter

Meeting Location: Alfys Pizza, Monroe

Community Member in Attendance: 12 Family's represented

Meeting called to order at: 7:10

- 1) Bring Meeting to Order/address to community by Steve
- 2) Review of 2011 profit and loss statement by Martin
  - Discussed being over budget by \$5585
  - Discussed 205<sup>th</sup> Ave Cul-De-Sac landscape project
  - Discussed upgrade of water fall features
    - i) Improvements made to system
    - ii) Reduction of utility bills by 40% of investment cost
  - Discussed work on retention ponds
    - i) County did all restoration and maintenance work on two smaller ponds with special stimulus funds
    - ii) County not able to fund work on large pond, HOA paid for this work
    - iii) Should be set for next 5 years with minor annual maintenance
      - (1) Discussed weed and brush control
      - (2) Every 5 years sediment clean out of ponds needed
      - (3) Regular brush control will help reduce sediment and associated cleanout cost
  - Discussed new landscape contract and lowered costs
- 3) Craig discussed working with county on pond project
  - i) County requires we maintain certain standards on ponds.
  - ii) Large pond was dug deeper to make it possible to pump it out in the future, thus making sediment clean out easier in the future. Possibly do it ourselves with frontend loader.
  - iii) In fall will spray alders for brush control

- 4) Rich discussed large pond empties into wetland area. Because of his job requirements he holds necessary certifications to drain ponds that flow into wetland areas in accordance with government regulations. Therefore we do not need to hire an outside expert to do this. Cost savings of about \$10,000. Rich registered himself with the county as our representative for this. We must stay on top of pond maintenance to keep costs low.
- 5) Martin reviewed 2012 budget
  - i) Discussed staying ahead of pond costs
  - ii) Discussed landscape projects for rest of neighborhood
    - (1) Corner 104<sup>th</sup> & 205<sup>th</sup> DR and along 205<sup>th</sup> DR
  - iii) Looking for ways to keep costs low
  - iv) Discussed fixed costs
  - v) Discussed budget process and lowering dues to \$550. Slightly less than last year
  - vi) Hope five year planning will help reduce dues in future
- 6) Steve discussed if budget contingent on all residence paying all assessments
  - All families current or in payment process except 1. We are putting legal process in place to have situation dealt with this year. Budget based on assessment received from all but we have a reserve in place.
- 7) Discussed new road going in near entrance of neighborhood. Board has discussed how to landscape along road. Steve asked construction crew for their plans. Process a little vague but appears they are working on landscaping. Looks like they will have topsoil and plant grass. Maintenance expense to HOA should be small. Butch Short offered to mow area as part of his yard.
- 8) Steve discussed if 2012 proposed budget is not passed we will revert to last year's assessment which is higher than new proposed one.
  - Discussed overall trend of assessments. 2009 – \$463, 2010 - \$609, 2011 - \$575, 2012 - \$550.
  - Steve discussed past legal costs that caused assessment to jump from \$463 to \$609. Discussed if \$550 will be ongoing baseline. With 5 year plan in place, board hopes to continue to reduce assessment but must consider every year. Primary responsibility of board is being fiscally responsible to the home owners and to maximize home values. Thus why we continue with landscaping and other improvement projects.
- 9) Votes for 2012 budget collected

10) Rich discussed community help and importance of volunteers and significant amount of time spent by some individuals.

11) Discussed how to reduce costs, Rich encourages all neighbors to help by keeping their areas nice and thanks to all who help out.

12) Discussed if we can have other community get together outside of meetings and work parties.

- Discussed garage sale in spring.

13) Discussed soaping of waterfall and vandalism to sprinklers and lights.

- Working on catching perpetrators but not found culprit yet.

14) Votes for 2012 budget counted, 12 plus 1 proxy. All votes yes – budget passed.

15) Steve's concluding remarks

- Wants to lower costs, maximize home values and everyone enjoy living in neighborhood.
- Discussed obligation as per by laws to hold March annual meeting. One board member term ending and up for election.

16) Adjournment 7:50 PM