

Weatherby HOA

Meeting Minutes: February 20, 2011

Board Members in Attendance: Stever Berner, Brian Vocca, Jay Fox, Raymond Swearingen

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:09 pm

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 1/16/2011 meeting
 - MSP 4-0 – Minutes Approved
- 3) Open Forum – No community members present
- 4) Reviewed and discussed tree removal motions from the 1/16/2011 meeting
 - Validated arborist was consulted in past tree removal situation
- 5) Discussed March annual meeting on 3/15
 - Reviewed official agenda as outlined in bylaws
 - Discussed potential topics to cover in reports from officers
 - i) President – Foreclosed properties and liens, discussed appropriate specifics
 - ii) Vice-President – Steps to decrease overall liabilities and expenses
 - iii) ACC – General statement regarding covenants
 - (1) Rules for garbage cans and storage
 - (2) Clean up of lots and lawns
 - iv) Secretary – no specific topics to discuss
 - v) Committee reports – landscaping reports
 - Discussed Election of Directors
 - i) Secretary due to filling remaining term from vacated position
 - ii) Treasure & Acc Chair are also filling past partial terms

- Discussed miscellaneous business for annual meeting
 - i) Landscaping
 - ii) Ponds
 - iii) Pay professional for initial projects so they are done right in the beginning and reduce on-going maintenance costs
 - iv) Discussed scheduling on-going project costs into budget over five year periods
 - v) Discussed fence around cul-de-sac on 205th AVE. Posts are in place but no fence yet
- Further discussion of elections – Steve to verify which positions are up for re-election
- Discussed reminding/suggesting to owners that if doing a project and unsure if ACC approval is needed, to please ask ACC

6) ACC Updates

- Discussed need for 2nd / independent opinion regarding situations with potential conflict of interest
- Discussed condition of specific lots without appropriate lawn and landscaping
- Discussed status of incomplete approved projects
- Discussed having Anne Marie do inspections twice a year and if that is in her current contract
- Discussed contacting Anne Marie to begin process to fine specific lots for non-compliance
- Brian to verify issue with specific lot and fining issue (with Anne Marie)

7) Discussed Financial update

- Half of lots have already paid 2011 dues
- Need to update dues policy on website with change of due date to 3/1

8) Discussed Fountain / Water Fall – Craig is working on proposal to put in backflow valve and timer. Backflow valve will prevent upper pond from over flowing into lower pond when pump not running. This will allow for a timer so pump is not running at night and thus reduce power consumption and save money in long run.

9) Discussed dangerous situation with kids sledding on main road at entrance to neighborhood during snow storm

10) Discussed legal update on properties in foreclosure

11) Discussed amendment 6 – needs to be updated following election of new officers

- Raymond to remind board at end of annual meeting to have a brief meeting with board members (elected by community) to elect specific board members into specific positions

12) Steve to send annual meeting agenda to Anne Marie and ask her to reserve meeting room

13) Adjournment 7:27 PM

- MSP 4-0 to Adjourn