

Weatherby Homeowners Association  
March 1, 2009  
Board Meeting

Board Members Attending: Becky Fox, Richard Tarter  
Officers Attending: Mary Armstrong, Pat Waller  
ACC Member Attending: Ted House, Connie Berner  
Homeowners Attending: Lani and Dale Little  
Call to order: 6:00pm  
Quorum present: yes

1. **Special Meeting 2/19/2009-** Becky and Rich held a special meeting of the Board to appoint Ted House as a Director until the Annual Meeting is held in March.

2. **Minutes from previous meeting** – Motion to approve the January Meeting Notes as written. MSP 5/0

**3. Officer's Reports**

**Treasurer Report** – 9 homes with outstanding dues, 2 homes with outstanding fines. Discussed suspension of voting rights handled in fining policy and fine letters as notice to homeowner that their voting rights have been suspended based on fining policy as the annual meeting is coming up. Agreed that 2009 dues not paid yet by annual meeting still may vote, unless they have outstanding fines/violations as prescribed in the governing docs.

\*Action item: Pat to send a copy of the Collection Policy with the past due notices.

**Presidents Report** – None

**4. Committee Reports –**

*Maintenance committee* – None.

*Website committee* – None.

*ACC-* Sending letter to lot 35 to acknowledge that work has been completed. One lot to receive letter for unfinished landscaping – need date for completion. Four homes with scheduled ACC improvements.

*Nominating committee* - Update from Steve – 26 homes contacted. 7 people are interested in running for Board positions. Steve and Dale volunteered to be on the nominating committee again for the 2010 annual meeting.

\*Action item – Mary to make up envelopes containing ballots for the annual meeting. Mary to mail meeting notices out to the houses that were not contacted by the Nominating committee.

\*Action item – Nominating committee to continue to contact houses that were missed.

\*Action item – Define what is commercial signage on vehicles. Connie to make up ballot with at least 3 different examples of commercial signage on cars/trucks, then have the community vote on what is acceptable for the neighborhood at the annual meeting.

*Landscape committee-* Olde bid came in higher than current landscaper.

*Newletter committee* – Dale volunteered to help – will start after the Annual Meeting

5. **HOA Management company update** – Pat, Mary, and Becky met with a HOA Mgt. company 2/26. She offered several different services from full scale management, partial management, to specific items that she could handle. Will discuss with the community at the Annual Meeting.

6. Motion to go into executive session to discuss ACC issues MSP 3/0.

7. Motion to end executive session MSP 3/0

\*Action item – Have the Property Manager handle home with outstanding ACC issue.

Motion to assess atty. expenses incurred due to ACC issue per CCRS: 4.4 M/S/P 3-0

Meeting adjourned: 8:30pm