

WEATHERBY ESTATES HOMEOWNERS ANNUAL MEETING
TUESDAY MARCH 15, 2011

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

Homeowners in Attendance: (by lot number)

8,9,11,14,18,20,26,27,29,32,33,38

Location: Alf's Pizza in Monroe

Meeting Called to order at: 7:33PM

- Brought Meeting to Order - Steve Berner (President)
- Proof of Notice of the Meeting
- Review and Approval of 2010 Annual Meeting Minutes MSP 12-0
- Question from Floor regarding Neighborhood watch
 - Brian addressed – Simple things have been done but more can be done
- Officer Reports
 - Treasurer – Steve presented for Martin Scoones (Treasurer)
 - Discussed payment programs worked out with struggling families
 - Likely we can recover additional monies from past legal issues
 - Discussed reduction of annual assessment and due date changed from Feb.1 to March 1
 - Profit / Loss statement was not available as general handout for meeting
 - Anne Marie had copy to show anyone at end of meeting
 - Steve to mail / email statements to all home owners
 - Acceptance of financial report – MSP 12-0
 - ACC Chair – Steve presented for Jay Fox (ACC Chair)
 - Craig Cox is continuing to help with maintenance items related to water fall. Discussed plan to purchase pump timer to further reduce operating costs.

- Vice President – Brian Vocca (Vice President)
 - Discussed various liability issues and mediation of them
 - Open areas we are liable for
 - Put up no trespassing signs
 - Reduction of traffic on back roads on and around HOA land
 - Fence along back cul-de-sac (205th Ave) is work in progress. Posts are up but no fence yet.
 - Question from Floor – Regarding off road vehicle use on Pipeline road
 - Clarification Pipeline road is not a public road and is closed to off road vehicles
 - Clarification board cannot allow any illegal activity on HOA property
 - Question from Floor – Regarding road to new subdivision near entrance to Weatherby
 - Not know when development will continue but 20 lots have been re-prepped for building on
 - County has right of way to road by Shorts property and power line access behind 205th AVE cul-de-sac
 - Hidden Ridge II road was approved before or at the time Weatherby was created. We have no say on road.
 - Discussed issue of traffic on new road and impact on community
 - Discussed question of if we want to become a gated community in future but not needed now
 - Discussed past crime in neighborhood and crime prevention
 - Further discussion of roads put in by builders
 - Discussed power line easement and past off road vehicle issues
- Craig Cox announced plan for a work party sometime this spring
- Tawna Wilsey announced she had talked to Snohomish county extension regarding natural landscaping options

- Presidents Report – Steve Berner (President)
 - Discussed plan to use natural low maintenance plants for future landscaping on HOA land starting with back of neighborhood and do so incrementally
 - Steve asked everyone to do their part with their own landscaping in accordance with CCR's
 - Discussed pond maintenance and plan to hire professional to clean out ponds. This project goes beyond what can be done by homeowners as part of a work party. Must be done every 5 years to comply with county guidelines. All ready in budget to avoid possible fee increases when clean out is needed.
- Election of board of directors
 - Discussed appointment of Raymond Swearingen as secretary to fill in remainder of term when Matt Abers resigned
 - Rich Tarter to replace Jay Fox as ACC chair
 - Current treasurer term has ended and Martin Scoones up for re-election
 - Ballots voted and collected
- Steve discussed requests for a park
 - Location and costs
 - Area near water fall would be on other side of new road to Hidden Ridge II and appear outside of Weatherby
 - Comment from Floor: comparison to another HOA with a park and insurance, liability issues and costs
 - Realistic use and policing of proposed area
 - Actual need
 - Discussed past vote to not pursue a park and why it's come up again
 - Almost 1/3 of home owners in HOA are currently having financial struggles
 - Discussed reasons for a park and how it could increase desirability of Weatherby
 - Most modest park, essentially just an open area, could double current fee assessment
 - Any park would in our area would be secluded and could invite crime
 - Parties most interested in park were not present at meeting

- Motion made to pursue park MSF 0-12
- Discussion if gating community would be better use of funds over park
- Election Results presented (12 households in attendance, 2 proxies, 25 households were not present 10 of which not eligible to vote due to outstanding assessments and/or fines)
 - Raymond Swearingen – Elected 14 / 0
 - Rich Tarter – Elected 13 / 0
 - Martin Scoones – Elected 14 / 0
- Discussion of email traffic prior to meeting initiated by a homeowner upset about their non-compliance fine
 - Steve reviewed accusations in email chain point by point vs facts of situation
 - Homeowner not present at meeting to present their side
 - Board members are volunteers and not paid
 - Steve pointed out board has been flexible with past situations but homeowner in this case refused to talk to board
 - Compliance could be as simple as proper weeding and lawn maintenance
 - Homeowner was previously told to present a plan and the board would work with them, but no plan was presented
 - Pointed out follow up emails came from other homeowners with current or past compliance issues
 - Discussion raised from floor that some members are willing to help with bringing yard in question into compliance
 - Steve stated as individual homeowner and not member of board his willingness help form a group to assist in putting in a lawn due to current hardship of homeowner in question
- Steve stressed that if someone does not like living an HOA they can move. If you don't like the board members then show up and vote for someone else.
- Discussion of accusation of corrupt process lacked facts and was inappropriate, out of line and slanderous. Steve stated he does not plan to pursue slander charges but leaves it to individual board members to decide for themselves what they wish to do
- Discussion of how we reduced assessment for 2011

- Discussion of time needed to put in a proper lawn and how the board has worked with others in the past and treated them fairly.
- Discussion from floor regarding dogs at large in Weatherby
- Further discussion of group to help out with putting in lawn for homeowner in question
 - Steve posed unofficial question to floor if members would be willing to help out
 - Question raised from floor if individuals did help them out would it be maintained or a waste of time
 - Steve to present offer contingent on willingness to cooperate and communicate
- Adjournment 9:06 PM
 - MSP 12 – 0 to adjourn