

Weatherby Homeowners Association
March 17, 2009
Annual Homeowner's Meeting

Attending:

Lot 1 - Armstrong	Lot 14 Proctor
Lot 38 Wilsey	Lot 32 Pugsley
Lot 15 Fox	Lot 29 Swearingen
Lot 12 Bowen	Lot 8 Cox
Lot 26 House	Lot 17 Anderson
Lot 9 Tarter	Lot 10 Wierzbicki
Lot 28 Goodwin	Lot 18 Little
Lot 31 Waller	Lot 2 Langdon
Lot 11 Berner	Lot 20 Purdey
Lot 30 Frazier	

Call to order

Topics of Discussion:

1. **Proof of meeting** – Quorum met 19 homes in attendance and 6 proxies.
2. **Reading of minutes** from previous homeowner's meeting – Mary read through notes taken at the last Annual Meeting held March 2008.
3. **Reports of the Officers:** Budget report by Pat – Difference from budget was legal fees. Board voted to have books audited by a local accounting firm. Question about Hidden Ridge landscaping fee – budgeted funds incase we need to improve the land by the new road. Discussed the cost of using a HOA Management Company - \$85/hour or \$500/month (\$12/month per household). Would need a special assessment to increase the dues by \$153 per year to cover the cost of using the Management Company full time. May be able to split the increased cost over the year. Advantages of using the Management Company – don't have to police your neighbor and save on legal fees. Straw vote of those present – all in favor of using a Management company. Will need to hold a special meeting to get the actual vote. Discussed putting in a playground. Krystal from lot 17 will form a committee to look into cost and location possibilities. Becky looked into increased insurance cost but was told that liability would remain the same. Discussed landscaping at the back of the neighborhood. Would like to develop an "Adopt an area" where households would volunteer to maintain/landscape the 10 foot NGPA right of way areas in the neighborhood. Discussed switching landscaping companies. Not happy with how the front entrance area is looking. The board has gotten quotes from 8 – 9 different companies and they have all come in over the current landscaper. Found one who is willing to match the current price. He would like to charge \$650 the first month to cover the cost of a clean-up. Suggested that we only water Aug – Sept to save on the water bill. To save on expenses, the board will look into organizing a neighborhood work party to bark the entrance. Becky will also look into getting references for this landscaper. Motion to hire the new landscaper as discussed MSP 19-0.
4. **Committee reports:** Maintenance – Fixed lights around the entrance. Will need to do work around the retention ponds again. Garage Sale – Krystal (lot 17) will head up this committee again – neighborhood garage sale date tentative for August again. Newsletter – Dale (lot 20) will head up this committee and will send out newsletters quarterly. Website – won an award.

5. **Election of Directors:** Unanimous vote – 3 year term Steve Berner, 2 year term Dave Purdy, and 1 year term Rich Tarter.

6. **Commercial Signage:** Connie (lot 11) from the ACC committee handed out a survey with different types of signage on vehicles. The community voted on which types they found acceptable. The new board will look at the survey results and create a guideline to define what is acceptable for our neighborhood. Motion to have a guideline that says a 12"X12" sign for alarms and dog fences is acceptable MSP 19/0.

7. **Bylaw Amendment voting:** need 27 total votes to make amendment changes (19 in person, 6 via proxy, and 2 conference call – total 27)

Proposal Number 1 – Increase number on Board of director from 3 to 5 (27 yes, 0 no)

Proposal Number 2 – Amend Board of Directors Terms of Office to allow for 5 Directors (27 yes, 0 no)

Proposal Number 3 – Clarify section 9.1 Officers and their duties (27 yes, 0 no)

Proposal Number 4 – Allow communication by email and website for Board Meeting. (27 yes, 0 no)

Proposal Number 5 – Only one Director per committee needed (27 yes, 0 no)

Proposal Number 6 – correct type. We have two XIII and no VIII (27 yes, 0 no)

Proposal Number 7 – Allow the Board of Directors to use email to conduct limited business. (27 yes, 0 no)

Proposal Number 8 – Allow Board member to resign from the Board via email. (27 yes, 0 no)

Proposal Number 9 – Add language that aligns with new state law RCW 49.60.010 (27 yes, 0 no)

End of meeting: 9:04 pm