

## Weatherby HOA

Meeting Minutes: 03/18/2012

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:05 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 2/19/12
  - MSP 5-0 – Minutes Approved
- 3) Open Forum – no community members present
- 4) ACC Update and Discussion Topics
  - Status of 2 outstanding non-compliant homeowners
  - Brief compliance issue of a homeowner due to storm damage but quickly fixed
  - A specific homeowner has a tarp visible from street
    - i) Temporary use of tarps and reasonable amount of time acceptable before being non-compliant
    - ii) Cannot have wood piles and tarp covered items visible from street
  - Open houses and homes for sale in neighborhood
  - ACC reports neighborhood is in good shape overall
- 5) Financials Update and Discussion Topics
  - Currently 21 homeowners have paid dues and therefore eligible to vote in upcoming election
  - Overall level of responsibility of being on a volunteer board
  - In preparation for election, will get update on who has paid dues on Monday
  - Current actual vs. budget revenues. Good shape for now
  - Projected actuals vs. budgeted

- Utility cost is about half due to pump improvements
- At current rate, 40-45% of improvement cost will be realized by year end
- Landscaping supplies purchase for 205<sup>th</sup> DR Project
- Landscaping maintenance costs and possible changes that can lower future maintenance costs
- Believe stage is set to hopefully reduce budget again for FY 2013 and still maintain overall quality of neighborhood

6) Annual Meeting preparation and discussion Topics

- Required meeting topics under bylaws
  - i) Proof of meeting notice
  - ii) Reading of minutes from previous annual meeting
  - iii) Reports of officers - Discussed items officers may wish to cover
- How to address and formalize procedures for any legal issues

7) Discussion of Dog nuisance issue and Steve's report from attorney (Phil)

- Steve told Phil our steps so far
- Phil says we are under no legal issue to be "Dog Police" but could if we choose to setup elaborate processes and procedures to address nuisance animals but there are already county guidelines for that.
- Homeowners can take a neighbor to court for nuisance Dog issues
- Homeowners have a remedy available to them through the legal system
- Phil says the board has done its due diligence to cover legal liabilities, specifically by letters already sent to homeowners

8) Discussion of reports of horses in neighborhood

- There could be wild horses in area. Distressed horse owners are releasing them in the woods and they are around
- Concerned homeowners need to address with county animal control officers

9) Continued discussion of topics for Annual meeting

- Officer reports

- i) Steve will review and clarify legal issues
- ii) Brian will report on safety and security issues of past year
- iii) Martin to cover financial overview for 2011 & 2012
- iv) Rich to cover ACC items, current landscaping and Ponds, additional landscaping ideas
- v) Raymond to mention information on web site and legal copies of minutes and other documents kept on file with Anne Marries office.
- Election of directors
  - i) Nominated candidates from community
  - ii) Names of those interested and willing to be on the ballot
- Changes to CCR's sections 6.23 and 6.25 regarding non-permitted parking and storage
  - i) Reviewed reworded version as recommended by Phil
  - ii) Reasons for proposed changes to be presented at annual meeting
- Candidates introduce themselves at annual meeting and talk about why they want to be on the board
- Order of candidate introductions
- Other miscellaneous business items
- Open forum at end of meeting
- After meeting new board to have meeting to vote on assignments on board

#### 10) Compliance Topics Discussed

- Fine schedules and infractions in neighborhood.
- Down fence and trash cans out past allowed times
- Renters have no obligation to resolve infractions, homeowner is held accountable
- Fine schedules for infractions
- Having Anne Marie send out compliance reminder and fine information

#### 11) Landscaping Topics Discussed

- 104<sup>th</sup> ST ditch at 205<sup>th</sup> DR corner

- i) Getting rock and work party to rock ditch but not fill it up with rock
- ii) Can go 10 feet from roadway into NPGA area
- iii) Best Size of rock to use and current bids for project
- iv) Matching landscape of ditch is in front of Ted's home (Lot 26)
- v) How to edge along street

- (1) Pavers vs Rocks

- (2) Edging needs to be even with road incase vehicle hits it

- 205<sup>th</sup> Drive side of same NPGA area

- i) Landscaping ideas
  - ii) Cost of work party vs. hiring it done
  - iii) Use of arborvitae to shield pond views

12) Continued discussion regarding annual meeting

- We need 21 votes to pass parking issue at meeting. Currently 27 eligible voters
- House to house campaign to encourage home owners to attend or send proxy
  - i) Steve, Brian and Rich will do the campaigning

13) Discussed having Phil send formal letter to specific non-complaint home owner notifying them we will begin collection process

- Discussed what is considered a reasonable payment plan and what the board is willing to accept.
- Discussed instructions to Phil for accepting any plan offered by home owner in question

14) Adjournment 7:45 PM

- MSP 5-0 to Adjourn