

Weatherby Estates Homeowners Annual Meeting

Tuesday March 20th, 2012

Minutes

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

Homeowners in attendance (by lot number): 1, 2, 8, 9, 11, 14, 15, 17, 21, 27, 29, 30, 32, 33, 37, 38, 39

Meeting Location: Alfy's Pizza in Monroe

Meeting called to order at: 7:35

- 1) Meeting brought to order – Steve Berner (President)
- 2) Proof of notice of meeting
- 3) Review and Approve Minutes for last Annual Meeting 3/15/2011
 - MSP – Minutes Approved
- 4) Reports of offices
 - President – Steve Berner
 - i) Last remaining legal issue is being dealt with and addressed
 - ii) Legal costs related to home owners not in compliance. Any non-compliant homeowner must pay all legal fees for enforcing their compliance
 - iii) Policy to cover payment of legal actions
 - Vice-President – Brian Vocca
 - i) VP charged with security and he has a background as a police officer and community crime prevention
 - ii) Fence on 205th Ave cul-de-sac to stop improper traffic on “back road”
 - (1) Done by work party and aids in crime prevention by limiting potential escape route, thereby making neighborhood less desirable for criminals

iii) Crime prevention Items

(1) Keep cars locked and in garages when possible

(a) Car stereo thefts have happened in our neighborhood in the past as well as vandalism

(2) Our streets are county owned roads and have marked walkways, do not park in walkway. This is a ticket able offense.

(3) Don't leave ladders around your home, this invites break ins

- Treasure report – Martin Scoones

i) Past expenditures and future expenses

ii) In 2011 there were two big ticket items, 1 planned and 1 unplanned

(1) Planned item was on going improvements to the water features

System was reviewed, repairs and improvements made to increase efficiency and reduce utility costs. Utility savings so far are equal to about 40% of upfront costs for improvements. Upgrades should pay for themselves in cost savings by 2013.

(2) Unplanned item was the detention ponds

Asked county to look at ponds and discovered required maintenance items were needed

(a) County had special funds available and used them to pay maintenance items needed for the smaller 2 ponds, returning them to an almost new state

(b) The 3rd pond, (large pond on 205th DR) is state responsibility due to drainage into wetlands area. State did not have funds available so HOA had to pay for required maintenance items.

iii) Notable expenses in 2011

(1) Waterfall upgrade

(2) Landscape project and fence on 205th Ave Cul-de-sac

(3) Pond improvements – need to keep ahead of pond maintenance in future

iv) 2012 financials

(1) Landscape project corner of 104th ST and 205th DR

(2) Looking at how to keep up quality of landscape and reduce costs

(3) Utility reductions to keep costs down

- ACC Report – Rich Tarter
 - i) More help is needed on ACC committee
 - ii) Majority of homes have very nice properties
 - iii) Rich asked what things are needed from ACC to help community. He is always open to meeting with homeowners to help where he can.
 - iv) Discussion of Becky for last 2 years has sent out crime prevention emails as part of county crime prevention program. Reminder that small items can make the neighborhood less desirable to criminals. In past the biggest issue was people left their doors unlocked but this has changed thanks in part to Becky.
 - v) Most everyone is very receptive to ACC and compliance
 - vi) Thanked work parties and Craig Cox for making them happen.
 - vii) Everything we do to keep our own homes nice helps others to maintain their home values
- Secretary Report – Raymond Swearingen
 - i) Primary duties of secretary is to keep minutes of meetings and be custodian of documents
 - ii) Official copies of documents are kept on file with Anne Marie's office
 - iii) Meeting minutes are posted to web site and available to all homeowners

5) Craig Cox discussed landscaping projects and pond spraying

- Question from floor if it's legal to spray around ponds. Craig verified the use of county approved spray although large pond does have special rules because it drains into a wetlands area.
 - Discussed Craig has saved HOA thousands of dollars through his research and diligence with pond maintenance
- 6) Discussion of how county cleared out trees exposing view of ponds and boards plans to plant arborvitae to block ponds from view
- 7) Discussed large pond maintenance was done to Wash Dot specifications and done very well
- 8) Suggestion from floor: use native plants instead of arborvitae to block pond views
- 9) Brian discussed issue of horses in neighborhood. Distressed horse owners are abandoning them in the woods and thus we have wild horses in area. There have been two incidences of horses in the neighborhood.

10) Question from floor regarding dogs and dog complaints in neighborhood specifically liability of HOA should someone be injured.

- Discussed as HOA law enforcement must take action before board can do anything. Afterwards there are some actions the board can take, including calling for removal of nuisance animal. However this is redundant over what law enforcement is able to do.
- Discussed process for dealing with nuisance dogs
 - i) Resident must initiate process with county
 - ii) Resident must keep logs of incidents and pictures are helpful
- Board had a discussion with attorney regarding liability of HOA with regard to dog incidents
 - i) By sending out letters regarding nuisance animals, board has done its due diligence
 - ii) HOA cannot do as much as animal control can do
 - iii) As volunteer board, liability is minimal
- Discussion of past dog issues
- Discussed a past dog attack issue in neighborhood
- Discussed four families with complaints about same dog and what they can do

11) Election and Proposed CCR Changes

- One open board position. Candidates are Steve Berner and Dale little
- Steve told room about Dale and his qualifications (Dale was not present at meeting)
- Both candidates were asked if they did not win, if they would be willing to be on ACC
- Steve told room about his past board membership and qualifications
- Discussed proposed CCR Changes – Intention is to keep neighborhood as family residential and change is to prevent nuisance trailers and vehicles.
 - i) 6.23 – Non-Permitted Parking changes
 - ii) 6.25 – Vehicle / Vessel / Item Storage rule changes
- Discussed proposed changes are tweaks to wording for the purpose of clarifying rules and protecting home values. Key part is to define a “trailer” and clarify garages must be kept available for parking vehicles not converted to other purpose not consistent with garage use

- Suggestion from floor: Change to wording to specifically include 5-wheel in definition in order to ensure consistency with state definition of trailer. Steve stated 5-wheel would be covered by “Any other vehicle” phrase in proposed change.
- Question from floor if RV parking by a visitor is OK, such as an extended family visit. Can rules be changed to allow for a temporary waiver for such things on a case by case basis.
 - i) Discussed that in current guidelines a secondary residence cannot be setup such as with an RV or camper. discussed pasted situation with egregious violator of this.
 - ii) Discussed if use of “Pod” type storage unit while loading or unloading it.
 - iii) Discussed how current guidelines have been abused in past.
 - iv) Discussed idea of applying for a guest permit / waiver to allow for parking of guest RV’s during extended visit. – Suggestion from floor this should be considered as a separate issue.
- Discussed guidelines are there to protect neighborhood and if there is a need for an exception to contact the board on a case by case basis.

12) Ballots voted on, collected and counted

- 22 ballots cast – including 7 Proxies
 - i) Board Slot
 - (1) Steve Berner received 21 votes
 - (2) Dale Little received 1 vote
- Steve Berner elected to fill board member slot
 - i) Change to CCR section 6.23
 - (1) 22 yes, 0 no
 - ii) Change to CCR section 6.25
 - (1) 21 Yes, 1 no
- According to CCRs changes must be approved by 75 percent of eligible voters. At time of meeting 32 households were eligible to vote, therefore 24 votes (75 percent of the 32) were needed to pass changes. Only 22 votes cast, changes failed to pass.

13) Adjournment 9:00 PM

- MSP – Adjourn