

Weatherby HOA

Meeting Minutes: 3/24/2011

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: Craig Cox

Meeting called to order at: 7:06PM

Quorum: Yes

1) Meeting brought to Order

2) Discussed election of officers

- MSP 5-0 Officers as follows:
 - i) President: Steve Berner
 - ii) Vice President: Brian Vocca
 - iii) Treasure: Martin Scoones
 - iv) Secretary: Raymond Swearingen
 - v) ACC: Rich Tarter

Review and Approve Minutes for 2/20/11 board meeting and 3/15/11 Annual meeting

- MSP 5-0 Minutes Approved

3) Open Forum

- Craig discussed HOA landscape projects
 - i) Waterfall – following items discussed
 - (1) Quotes requested for timer and backflow valve
 - (2) Recommendation to remove bushes blocking view of waterfall
 - (3) Being looked at by professional
 - (4) Quotes for fix vs doing it right in longer run
 - (a) Currently has two pump system but not really right way to do it
 - (5) Timer and light sensor so pump only runs during daylight hours

- (6) Practicality of alternative power source such as solar
- (7) Appropriate number of bids to request for timer and back flow valve
- (8) Use of volunteer labor to reduce cost
- (9) Use of someone who does repairs vs only new work
- (10) Requesting quotes to clean basin of water fall
 - (a) Use of algae killing light or other non-chemical way to reduce need for cleaning
- (11) Power to run pump is biggest expense
- ii) Work Party projects discussed
 - (1) Professional vs volunteer labor for pond maintenance, clearing and spraying
 - (2) Use ground kill, cover with weed block and bark – Frequency of re-barking if we do this
- iii) Retention Ponds Discussed as follows:
 - (1) Considered having county look at ponds before we spray to get analysis of ponds
 - (2) Water levels and overflow; how seldom water overflows
 - (3) Getting knowledge from county
 - (4) Concern if there is a problem, county may mandate immediate correction and how much time they would give us to correct
 - (5) Need to find out condition of bottom of ponds
 - (6) Compared our maintenance to other HOA's
 - (7) Craig to talk to county about ponds to get guidance
- iv) Discussed storm water flow problem on 205th DR cul-de-sac
 - (1) Because of bump in street, water bypasses 1st storm drain and goes around base of cul-de-sac
- v) Further Discussion of seasonal work party projects
 - (1) If we need to re-bark areas
 - (2) Developing HOA landscape on backend of neighborhood
 - (3) Cleaning up bark, raking and cutting down Alders near front end of entrance

(4) Strips of grass at entrance and replacing them with river rock or pavers or something else

(a) Save water and mowing expense; will look better

(b) This year vs next year

(5) Replacement of dead bushes at entrance and if HOA actually owns that area

vi) Discussed HOA property boundaries

(1) No longer going to bark areas that are not our property

vii) Conclusion

(1) Craig to book meeting with county to review ponds

(2) Waterfall, getting estimates on needed work

(3) Landscape sites

(a) Any green belt area HOA owns but county currently mows

(b) Using low maintenance native plants

(4) Decided to go ahead and get two large sprayers already budgeted for

4) Discussed terms for board members

- Steve Berner, 3 yr, 3/2009 – 3/2012
- Brian Vocca, 3 yr, 3/2010 – 2013
- Raymond Swearingen, 3 yr, 3/2010 – 2013
- Rich Tarter, 3 yr, 3/2011 – 3/2014
- Martin Scoones, 3 yr, 3/2011 – 3/2014

5) Discussed Financials update

- More lots then expected are behind with dues but getting caught up
- Some non-payments are oversights but others due to financial difficulties of homeowners
- Discussed specific homeowner that is getting caught but how much still in arrears
- Discussed specific homeowner moving back into neighborhood that is in arrears and their plan to get caught up and resolve open compliance issues. Steve to get updated contact information.

- Discussed four homes behind due to financial issues but getting caught up
- Discussed past offer to help homeowners who refused help
- Discussed making clear to violators and how being flexible often doesn't work and get's taken advantage of
- Discussed financially we are on budget if all homeowners will pay their dues (not dependent on fines for revenue)

6) Discussed email usage

- Who we can use email correspondence with
- If we need the all homeowners distribution list
- Use of BCC and not disclosing individual email addresses to all recipients
- Considered moderating group email distribution
- Considered discontinuing group email distribution list
- Abuse of group emails and how to deal with
- Cleaning up current email distribution list and keeping group list

7) Discussed homeowners must keep up property even if house is vacant

8) Discussed park topic from annual meeting

9) Further discussion of ponds

- June / July ideal timeframe to do maintenance work
- What county requires

10) Discussed actions on properties

- Steve to review compliance issue with a specific homeowner and plan to bring into compliance
- Two homeowners approach a specific homeowner and offered to volunteer to help them bring their yard into compliance. Next day homeowner in question threatened legal action against HOA. Discussed if Anne Marie can handle current communication with homeowners attorney and when to turn over to HOA attorney at additional cost. Discussed homeowners are accountable for all HOA legal fees related to case if court decides in HOA's favor.
- Steve to negotiate with a specific homeowner to remove current lien from their property

11) Reviewed code of conduct

- All board members signed code of conduct agreement for 2011

12) Amendment 6 - Updated approved committees and appointed directors

- Garage Sale: Raymond Swearingen
- Landscaping: Brian Vocca
- Maintenance: Brian Vocca
- Newsletter: Raymond Swearingen
- Website: Martin Scoones
- Safety/Block watch: Brian Vocca
- Legal Management: Steve Berner
- Nominating Committee: Steve Berner
- Emergency Preparedness: Martin Scoones

13) Discussed status of ACC for benefit of new chair

- Reviewed hazardous tree removal policy
- Pending issues
 - i) Discussed status of current properties with issues in progress and how being handled
 - ii) Discussed focus on major issues
 - iii) Trash can issues
 - iv) Discussed ACC committee meetings and past patrolling practices

14) Discussed long rang issue of trailers and if we need to clarify definition

- Change to bylaws would require 75% of eligible voters to ratify
- Process is to draft with Anne Marie and have reviewed by HOA attorney
- Reviewed past issue with potential buyer and confusion of trailer definition

15) Further discussion of landscaping plans and working on 205th AVE cul-de-sac

16) Discussed need to have copies of all documents on file in Anne Marie's office

17) Adjournment 9:42 PM

- MSP 5-0 to Adjourn