

## Weatherby HOA

Meeting Minutes: 04/17/2011

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: Tawna Wilsey

Meeting called to order at: 6:10 PM

Quorum: Yes

### 1) Bring Meeting to Order

Confirmed 03/24/2011 Minutes Approved via email

- MSP 4-0 – Minutes Approved

### 2) Discussed specific returning resident and plan for resolving past fees and fines and removing lien

### 3) Discussed Ponds – County has funds available to inspect and assist with pond repair, details to be determined

### 4) Discussed current HOA financial situation is better than expected

### 5) Discussed outstanding issues regarding specific resident and communication with their attorney

### 6) Open Forum – Tawna Wilsey

- Tawna presented proposed landscaping plan for HOA land
  - i) Presented and discussed diagram of proposed plan layout for 205<sup>th</sup> AVE Cul-De-Sac
    - (1) Criteria used: Native plants, Low maintenance, drought tolerant, erosion control
    - (2) Described and presented photos of specific plants to use
    - (3) Natural and formal approach
    - (4) Feed animals, lots of green and colors
    - (5) Discussed water needs for 1<sup>st</sup> year until plants are established
    - (6) Discussed bark and barrier costs
    - (7) Discussed using compost and no additional topsoil needed
    - (8) Discussed Need to move quickly, right now is time of year to plant
    - (9) Discussed work party to help with barking & planting

(10) Discussed transplanting existing plants where possible

(11) Discussed swamp like areas and use of water absorbing plants

ii) Discussed plan for landscaping area by large pond (205<sup>th</sup> DR Cul-De-Sac )

(1) Discussed best time of year for planting

(2) Discussed preparing area now - (Clear, plant block and bark) and planting in later phase

iii) Discussed use of work parties and phasing in preparations during summer time for spring planting

- Discussed how landscaping plans will transform neighborhood compared to two years ago and two years from now

#### 7) ACC Projects and non-compliance issues – Rich

- Discussed transition of chair duties from Jay
  - i) Members of ACC committee
  - ii) Specific lots with issues and plans to resolve
- Discussed plan to address non-compliance issues
- Rich plans to visit neighbors as needed to discuss issues in question
- Discussed procedures for new projects by residences and requirement of elevation drawings

#### 8) Financial Updates - Martin

- Discussed status of lots with issues and payment plans for those who still owe
- Discussed specific home owner not making payments and sending warning letter
- Discussed if all past due lots have a plan and if so are they complying with it
- Discussed getting plan in place for past due lots that do not currently have a plan
  - i) Two of the lots in question have special situations and plans being developed
- Discussed content of warning letters and consequence of non-compliance
- Discussed lots past due with legal issues in progress and past negotiations of fines
- Discussed frequency of sending statements and reminder letters

#### 9) Pond Plans

- Brian to meet with county to discussed current state of ponds and if county can assist with some projects
- Discussed getting three estimates on pond and waterfall projects
- Discussed type of motor & timer and effect on energy savings
- Discussed simple fixes and cleaning of ponds
- Discussed ponds are properly designed but stack too short in upper pond and riser needs to be extended
- Rich to get estimates for in-line pump (Could pay for itself in 1<sup>st</sup> year)

#### 10) Review actions on properties

- Discussed plan for properties in question

#### 11) Review all resolutions and hazardous tree resolution

- Discussed resolution #6
  - i) Update provided for board member binders
  - ii) Raymond to send PDF to Marin to update web site
- Discussed if hazardous tree motions should be made into proper resolution
  - i) Raymond to draft resolution of hazardous tree policy and present at next board meeting
  - ii) Resolution #17 – Hazardous Trees
    - (1) MSP 4/0 to draft resolution
  - iii) Discussed having resolution reviewed by attorney once drafted and presentation to community

#### 12) Plans for November Annual meeting and amendments

- Discussed putting something together to clarify questions regarding trailers
  - i) Steve asked board members to review policy and definitions
  - ii) Steve to ask Phil for recommended wording
- Discussed benefit of board members learning more about laws and guidelines

- Discussed procedure to communicate to homeowners clarifications of CCR's

13) Discussed Action Items

- For Martin
  - i) Make sure statements going out on regular basis
  - ii) Compliance Plan for lots with no plan
  - iii) Consider how best to communicate need for plan and consequences of non-compliance to lots with issues
  - iv) Post Feb & March minutes for board meetings and annual meeting to web site
- For Raymond
  - i) Send PDF of resolution #6 to Martin
  - ii) Prepare draft of hazardous tree resolution

14) Discussed excitement for Tawana's landscaping plan for community

15) Adjournment 7:56 PM

- MSP 4-0 to Adjourn