

Weatherby HOA

Meeting Minutes: 05/15/2011

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: 6:12PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 04/17/11 (with one correction)
 - MSP 5-0 – Minutes Approved
- 3) Open Forum – no community members present
- 4) Report from ACC committee
 - Some committee members angry over outstanding unresolved compliance issues
 - Discussed role of Anne Marie and sending violation letters
 - Committee identified specific zones for each committee member to regularly review for ACC violations
 - Discussed people taking seriously the appearance of their property and the positive effect this has on everyone's property values
 - By Friday ACC Chair to receive report on status of yard maintenance
 - ACC committee to have regular monthly meetings
 - Discussed getting records straight on people building new things in yards without being approved by the ACC ahead of time
 - Discussed what to do when people don't follow the rules with otherwise approvable items
 - ACC chair is reviewing forms and making grammatical changes to official policy and forms
 - Discussed properties in violation and status of resolving those issues
 - Discussed status of a specific property with violations being handled by Steve personally
 - i) Work in progress – property now being maintained but landscape items not yet completed

- Discussed specific property not in compliance and non-responsive communication from them and their attorney
 - i) Updated fine letter has been sent
 - ii) Discussed hardship situation
- Discussed issue with specific property and trail / driveway issue and moving of debris onto HOA property without permission
- Discussed existence of trailer that appears to be parked on HOA property illegally. Board to investigate further.
- Discussed proposal that has been requested but not received for 5 properties with ACC violations
- Discussed specific property which has placed arborvitae without ACC approval
- Discussed ACC related issues on web site
 - i) Specific items to be reviewed by Martin
- Rich presented spring letter from ACC to board for review, before sending to community at large
- Discussed specific property with issues regarding tenets – Lot of improvement but a few items remain unresolved
- Discussed rules regarding dog kennels
- Discussed spring ACC letter and when to send out
- Discussed if email distribution list is up to date

5) Financials Update

- All fine letters went out except for specific property being handled by Steve personally
 - i) Steve provided update on said property
- Discussed remaining fines
- Discussed needed updates to assessment policy
 - i) Discussed updates vs fines and collection policy
- Discussed if specific home owner is moving

- Discussed if we need to put lien on 3 specific properties that have not paid assessments or made payment arrangements
- Discussed wording of collection policy and when lien letter to be sent
- Martin to draft updated policy for board to review
- Discussed lien eligible properties and if time to pursue lien
- Final notice letter and lien warning being sent out
- Discussed 3 bids received for in-line pumps on fountains
- Discussed pump plan and time to act
 - i) Discussed power savings and how change will pay for itself this year

6) Fence

- Cable for fence on 205th Ave Cul-de-sac should be in this week (it was backordered)

7) Pond plans and landscaping

- 1st retention pond was drained and inspected by county
- Discussed some pond maintenance items may be covered by county maintenance funds. County to determine and notify board what items they will cover
- Discussed that we have the okay from county to clean ponds at our expense if county does not do it by mid-summer
- Discussed okay by county to mow and clear trees and brush immediately around ponds and growing in ponds
 - i) Discussed use of brush hog. Terry has offered the use of his.
- Discussed putting down weed block before putting in bark in HOA roadside areas to be landscaped
 - i) Discussed if possible around small pond and perimeter around fence of large pond or just have regular brush hog use
 - ii) Discussed weed block is on-sale at Costco
 - (1) Motion to have Brian buy weed block while on sale
 - (a) MSP 5-0 Motion approved

- Discussed county inspector was impressed with job HOA has done on ponds
- Discussed mound next to road issue on 205th Drive
 - i) Discussed of Terry willing to use his tractor
 - ii) Discussed we can only landscape up to 10 feet from road onto NGPA areas
 - iii) Discussed use of weed block and cutting holes in later for plant placement
- 8) Discussed establishment of a fine for unauthorized vehicle use on HOA land by residents
- 9) Discussed resolution 17 – Hazardous Tree policy
 - MSP 5-0 Resolution passed
- 10) Tabled November meeting amendment issue and additional resolution updates issues for next board meeting
- 11) Adjournment 8:17 PM
 - MSP 5-0 to Adjourn