

Weatherby HOA

Meeting Minutes: 05/22/2012

Board Members in Attendance: Steve Berner, Brian Vocca,  
Raymond Swearingen

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 7:03

Quorum: Yes

1) Bring Meeting to Order

2) Review and Approve Minutes for 04/15/2012

- MSP 3/0 – Minutes Approved

3) ACC report and review

- Discussed status of two specific homeowners with non-compliance issues
- Discussed status of potential additional ACC members
- Discussed white tarp noticed on a homeowners property and possible compliance issue
- Discussed damaged to the garage door of a specific residence and potential compliance issue

4) Financials Update

- Discussed status of 7 specific homeowners with a balance due to the HOA
  - i) One is on payment plan and being diligent on paying off debt, should be paid in full by year end
  - ii) One is now fully paid up
  - iii) Three have not paid and are not on a payment plan
  - iv) The board has started legal proceedings against two homeowners who are substantially behind and have not worked with the board regarding a payment plan
- Discussed HOA landscaping plans
  - i) Ordering 5 yards of bark to finish area by new road
    - (1) Discussed more bark vs. planting grass

- Discussed pipeline road
  - i) Keeping 4-wheelers off of it
  - ii) Items being removed without PUD permission
  - iii) Firewood being offered from PUD to all homeowners as part of tree removal process
- Discussed if funds become available would like to finish landscaping for all remaining HOA areas this year

5) Fine and Fee Schedule discussion topics

- 2008 survey that concludes number one issue of importance to homeowners is enforcing of CCR's
- Brian has met with members of other HOA's so see how they handle compliance issues
  - i) Seems consistent that short term type violations are handled by issue one warning followed by \$100 fine that can be contested at next board meeting and waived or reduced by board
- List of most common CCR violation issues
- Possibility of board reviewing lots and tracking violations
- Having Anne Marie doing lot inspections once or twice a month for additional charge
- Sending letter to community with process information
- HOA has legal power to fine CCR violators
- Process for fining and notices
- All 5 board members should be present to discuss changing fine schedule
- Legal ability to impose fines
- Need to change process for 'short term' type violations such as trash cans left out
- Brian to draft proposal for new process and basic ideas for it

6) Discussed if permission is needed from ACC for homeowners put in trees or hedges – conclusion not needed if less than 6 feet tall

7) Discussed section 6.16 of CCR's

- Homeowners must have 5 days written notice of landscape violation before fine can be imposed
- Board has right to go onto a homeowners property to rectify violation and charge homeowner

- 8) Discussed BPA letter and attempts to contact BPA have not been returned regarding logging and brush cleanup on BPA easement area
- 9) Reviewed and signed board code of conduct for 2012
- 10) Discussed scope of current issues compared to 5 years ago
- 11) Adjournment 7:55 PM
  - MSP 3/0 to Adjourn