

Weatherby HOA

Meeting Minutes: 06/17/2012

Board Members in Attendance: Steve Berner, Raymond Swearingen, Rich Tarter

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:12 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 5/22/12
 - MSP 3-0 – Minutes Approved
- 3) Open Forum – No Community members present
- 4) ACC Projects and compliance issues
 - ACC visited specific homeowner with compliance issues
 - Discussed area cleaned up by county on back side of 205th AVE, even though it was actually HOA land
 - Discussed area cleaned up by BPA under high-power lines
 - Discussed dog situation in neighborhood and form used by county for reporting animal nuisance issues
 - ACC met with a specific homeowner to discuss plan to fix neglected yard area between property lines
 - Discussed homeowner with broken garage door
 - Discussed trailer with tarp in view of roadway
 - Discussed trees being removed and cleanup by a specific homeowner
 - Discussed NPGA areas and placement of signs in correct and incorrect areas
 - Discussed rest of properties in neighborhood looking good.
 - Discussed new shed request that has been approved by ACC
- 5) Financials Update

- Discussion of lots behind in paying annual dues, 7 total
 - i) Status of 2 homeowners HOA has filed suit against for unpaid dues
 - (1) One has committed to payment plan and therefor HOA will no longer pursue legal action
 - (2) One legal action is in progress
 - Discussion of grass planted along side of new road
 - Discussed budget for additional landscaping around area and if budget is on target to proceed
 - Discussion of fine and fee scheduled tabled until all board members are present
- 6) Discussed board code of conduct sign off
- 7) Discussed neighborhood map and contact list updates, including email lists
- 8) Landscaping Plans and timing
- Discussed quotes received for landscape items
 - i) Higher cost but would reduce maintenance costs
 - ii) Replacing grass strips along roadway with rock or pavers
 - iii) Discussed time work would pay for itself in cost savings
 - Discussed details of landscaping maintenance and how to reduce costs further
 - Discussed if possible to get to point of having a part time landscape work – every 2-3 months
 - i) Currently paying \$600 a month in landscape maintenance fees
 - Discussed on-going pond cleanup in 3 to 5 years
 - Discussed need for budget vs actuals data to move forward on landscaping items
 - Discussed ROI on replacing grass areas with rock
 - i) Discussed if we should divert money from current scheduled projects to low or no maintenance landscaping changes in order to save more money over time
 - ii) Discussed bids and ROI timeframe
 - Discussed arborvitae on sale
- 9) Discussion on non-permitted parking and if we want to retry perusing issue

- Discussed if we can have a resolution to change how difficult it is to pass resolutions
 - i) Steve to ask attorney regarding options

10) Discussed umbrella insurance and HOA insurance riders for homeowners

11) Discussed business strategy of pursuing issues vs the actual ROI for pursuing

12) Discussed status of website

13) Adjournment 7:20 PM

- MSP 3-0 to Adjourn