

Weatherby HOA

Meeting Minutes: 07/15/2012

Board Members in Attendance: Steve Berner, Brian Vocca, Raymond Swearingen, Rich Tarter, Martin Scoones
(Arrived@6:43)

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: none

Meeting called to order at: 6:06 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 6/17/12
 - MSP 4-0 – Minutes Approved
- 3) Open forum – no community members present
- 4) ACC Report
 - Discussed recent visit by ACC to a specific area that is maintained between two property owners.
 - Discussed: what to do with an area between two properties that is rough and not maintained
 - Review of 3 complaints received for a specific property
 - i) Damaged garage door
 - ii) Landscaping not maintained on sides of property
 - iii) Trailer issue and reasons not in garage and whether or not It should be considered visible from roadway. Discussed potential acceptable solutions
 - Discussed specific property with landscape non-compliance issues and their progress resolving
 - Discussed independent comments received from 3 non-residents on how nice yards are in Weatherby with the exception of some specific problem areas. Overall we are much

better in terms of landscaping and storage of campers and boats than a lot of other area neighborhoods.

- Discussed lowering costs on landscaping
 - i) No lower bids received for current plan
 - (1) Clearing the small grass strips at entrance and replacing them with rock or pavers – no maintenance landscaping
 - (2) Looking for better prices for the rocks
 - (3) Is weed block is worth the cost when rocking because plants will take root in new dirt on stop of rock
 - ii) Are we are getting what we pay for from our landscaper. If they are doing the job we expected
 - iii) Can we get to having quarterly maintained landscaping instead of weekly
 - iv) Cost savings of less watering and up keep if we rock more areas
 - v) Use natural plants with rock areas and have bushes trimmed 3 times a year
 - vi) Discussed how much plan can reduce annual expenses
- Discussed a project to put rock around ponds with weed block because bark will float away but rock will not
- Discussed cost of regular spraying vs. tree maintenance around ponds
- Discussed strip of land along 205th DR and if bark or rock would be best in terms of initial cost vs long term maintenance costs

5) Financial Update (Martin arrived at 6:43PM)

- With exceptions of lots not on payment plan and with compliance issues everyone is ok
- Discussion items:
 - i) Putting together template to use to send to homeowners who are behind with dues to suggest a payment plan or request a different plan for board to vote on to accept from each homeowner in question.
 - ii) Currently there are 3 home owners without a plan that need to be on one.

- iii) Information on the monthly statements sent to homeowners that are behind
- iv) How the notice regarding the change to the fine policy was sent out
- v) How a specific homeowner received communications on fees associated with late payment

- (1) Attorney contact with homeowner in question

- (2) After letter from attorney sent, board received contact from homeowner in question

- (3) Email from homeowner claiming they were not notified of policy change however our records show notification was sent

- vi) A specific homeowner and status of their lack of payment

- vii) A specific homeowner and the status of their payment plan and ability to pay

- Rest of finances look good

- Discussed return on investment regarding

- i) Previous Waterfall changes

- ii) Maintenance free landscaping

- iii) Rocking project

- (1) Estimate \$3-4K, Marin to research

- Motion made: If Martin determines financially we can afford it then have Rich proceed with rocking plan (maintenance free landscape)

- i) MSP 5-0 – Passed

- Discussed best timing for projects regarding weather

6) Fine and Fee Issue review and discussion items

- Research of what other HOA's do, shows most are very aggressive with enforcement
- Can't have exceptions and how aggressive to be with enforcement
- Most HOA's that started at beginning with aggressive enforcement have fewer issues later

- Use of service to inspect and enforce rules
 - Approach to take with enforcement
 - i) Aggressive patrol vs response to complaints only
 - ii) Is it practical to have board do the patrolling
 - Lack of past non-enforcement is no reason to not comply in future
 - Fining plan and approach to enforcement and practicality of daily patrols vs regular enforcement
 - Consequences of uneven enforcement of policy due to practical realities
 - Discussed putting out letter regarding enforcement of fines
 - One fine amount for all offences
 - Reviewed assessment collection policy
 - i) Covers all sums including fines & fees
 - ii) By-Laws article 5
 - (1) Management by board clause and power of board
 - (2) 5.1a Board has authority to establish fines
 - iii) Reviewed collection policy and process
 - iv) Discussed having Anne Marie put letter together to send out regarding enforcement of CCRs. Letter to define and explain fine structure
 - v) Discussed cost per violation occurrence and warning or ramping up fine amount for repeat offenders
 - vi) Discussed if we have community backing to put fine schedule in place and if it's worth the work
 - vii) Discussed if HOA is big enough to managed fine enforcement consistently
 - Decided to table issue for future discussion
- 7) Discussed legalities of blocking street for a party and if need to have consent from county

- These are public roads and subject to country traffic laws and parking rules
 - Discussed if we should have Anne Marie send out letter explaining that
- 8) Discussed complaints regarding late night fireworks after 4th of July by residence of community
- 9) Discussed homeowner map and contact list updates for new residence
- 10) Discussed recent home sales in area and Anne Marie to send out welcome pack to lot 19
- 11) Discussed web page transition status
- 12) Discussed that we are financially in the black and continue to reduce our expenditures
- Discussed recent reports of bankrupt cities and how overall our HOA is doing better than most municipal organizations
 - Discussed fiscal prudence of HOA and Board and looking at expenditures in terms of ROI, reduced assessments and maintaining and improving neighborhood
- 13) Discussed checking with Phil regarding 75% approval issue for covenant changes – Steve to follow up
- 14) Discussed reviving non-permit parking issue and 5th wheels
- 15) Discussed back yard swimming pools and if temporary structure requires ACC approval
- 16) Adjournment 8:25 PM
- MSP 5-0 to Adjourn