

## Weatherby HOA

Meeting Minutes: 08/21/2011

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

Meeting Location: Lot 11, Steve Berner's residence

Community Members in Attendance: None

Meeting called to order at: 6:15 PM

Quorum: Yes

### 1) Bring Meeting to Order

Confirmed 07/17/2011 Minutes Approved

- MSP 3-0 – Minutes Approved

### 2) HOA Vice President has tendered his resignation. Possible volunteers to fill this position were discussed.

### 3) No Open Forum items.

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

- No new non-compliance issues
- Discussed progress on Lots 2,23 and 24
- Discussed proposed project for Lot 9

### 5) Financial Updates - Martin

- Discussed status of lots with issues and payment plans for those who still owe
- Discussed proposed modification to Assessment Collection Policy
  - i) Concluded that any Lots with a delinquent assessment/fine not currently on a payment plan must be given the option to put a payment plan in place before the modified policy takes effect.
  - ii) Concluded that the modified Assessment Collection Policy must be vetted through the HOA attorney before adoption of said policy by The HOA Board.

### 6) Pond Plans - Rich

- Ponds #1 and #2 (near entrance to Weatherby) have been returned to a "like new" state.

- Discussed plan to complete as much work as is practical on Pond #3.
- Discussed plan to ensure that Pond maintenance will be minimized in coming years.
- Discussed plans to minimize visual impact of maintenance work on all ponds.

7) Discussed trailers in the community

8) Publication of property manager's contract

- Weatherby Property Manager's contract will be posted to the Weatherby website at the earliest possible convenience.

9) 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

10) Discussed Action Items

- For Martin
  - i) Post property manager's contract to web site.
  - ii) Post June & July minutes for board meetings and annual meeting to web site

11) Adjournment 7:20 PM

- MSP 3-0 to Adjourn