

Weatherby HOA

Meeting Minutes: 09/18/2011

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: 6:12

Quorum: Yes

1) Bring Meeting to Order

Review and Approve Minutes for 08/21/11

- MSP 3-0 – Minutes Approved (only the 3 in attendance for that meeting voted)

2) After due consideration the Vice President has withdrawn his resignation

3) No Open Forum – No community members in attendance

4) ACC Updates – Rich

- All working on non-compliance issues except for one resident Rich has not been able to contact.
- It's been brought to the attention of the board that home appraisers will drive through the neighborhood and the overall condition of all properties will affect the value of the home being appraised.

5) Financial update – Martin

- Five properties are on payment plans, one is honoring arrangement, other 4 are behind
 - i) Two homeowners will be being paying extra interest because of non-compliance issues
- Discussed if new development in adjoining area will have smaller lots and therefore more homes and generating more traffic. If adjoining development is of lower 'level' in terms of lot size and finishes, this can hurt our property values too.
- Discussed the developers plan to put in gates to block pipeline road access where the new road crosses it
- Discussed sending notifications of new late payment policy. All currently past due have been notified of pending policy change, only one has taken action.
- Discussed Anne Marie sending monthly statements and will include one more notice regarding the new policy is going into effect

- Martin presented the 2011 financial forecast
 - i) We are seeing the expected reduction in utility bills after putting in new waterfall pump and timer
 - ii) By year end we will have \$2,000 less in our bank balance compared to end of last year

6) Discussed pond improvements:

- i) Quote for pond cleaning, debris removal and “logging” trees around pond
- ii) Additional quotes
- iii) What we can afford and what we can get done for the amount we want to spend vs what is actually needed
- iv) Leaving bank of trees to block view of pond
- v) Putting arborvitae as decorative trees or bushes around ponds
- vi) One homeowner already putting in their own to shield pond view
- vii) It may be more money than we want to spend right now
- viii) Things that can be done to enhance ponds and add to everyone’s properties values.
- ix) If we can talk to an appraiser for advice on what we as an HOA can do to improve everyone’s property values
- x) What trees to leave around ponds as part of clean out project
- xi) What can be done to enhance appearance of ponds and HOA areas
- xii) Dirt is eroding around pond fences and what to do to save fence
- xiii) Discussed tree stumps should be cut to lowest level for safety.
- xiv) Allow contractor to spend up to \$3,000 on clean out project and a work party to cut trees.
This would complete our 6 year pond project.

7) Discussed in 1 – 1 1/2 years we should be to point of having HOA areas up to snuff and maximize overall home values

- Discussed what we’ve done to enhance neighborhood and put in place means minimize future expenditures
- Discussed we will be going into next year with no outstanding major expenditures

8) Discussed data needed to set projected budget and if we can lower dues

9) Discussed Anne Marie's contract now posted on web and additional web postings

10) November meeting:

- Discussed Non-Permitted parking issue.
 - i) Proposed changes
 - ii) Rules for passing the motion as part of the November meeting and votes needed
 - iii) Discussed timing of motion and if changes are needed at this time
 - iv) Decided to table proposal and not have as action item for the November meeting
- Discussed raising topic at November meeting as to what it would take to not need Anne Marie's services so we can cut that cost. Discussed asking for volunteers to take over all her duties and see what community thinks.

11) Adjournment 8:45 PM

- MSP 5-0 to Adjourn