

Board Meeting Minutes 9/21/08
Weatherby Estates HOA

- Call to order 6pm
- Attending: Becky, Tawna, Rich, Ted, Pat, Kevin, Connie
- Quorum Present
- Connie will take notes in Mary's absence
- No community members present

- Motion from Becky that all officers and directors vote on approval of minutes.
Action: Becky will email resolution out after meeting as she was out of ink. M/S/P 3/0
- 8/17/09 minutes reviewed/approved. M/S/P 3/0
- Treasurer's report distributed. Bank balance of \$8,868.05
- President's Report:
Action: Becky to print out all correspondence with lawyer as record for future boards and type and summarize conversations for HOA books.
- Committee Reports:
 - Landscaping*
 - Round up should be applied before things keep growing (Pat) – in the Spring.
 - Discussed if there are any other fall cleanup items that need to happen
 - Reviewed quotes for J&R Landscaping and Winterbourne – prices being charged.
 - The community could take care of some items: putting mulch down rather than having J&R Landscaping do it.
 - Discussed cost of keeping grass at entrance. Changing it to low/no maintenance would be cost effective in the long run.
 - Action Item: Rich will call Ohlde to get a quote for landscaping/changing entrance.
 - Action Item: After we get more bids on landscaping for entrance, Ted will talk to J&R Landscaping if we stay with them.
 - Action Item: Tawna will ask Nell & Jodi to contact Rodriguez Landscaping for a quote.
 - Web Committee*
 - Discussion as to what pages on the website should be password protected. 1. Plat map; 2. Names, phone and addresses; 3. Meeting Minutes.
 - Action: Becky will resend full roster of homeowners/lots in community to the Board and ACC.
 - Password is yet to be decided upon
 - ACC:*
 - Rich printed out and sent all ACC records and documentation (correspondence, drawings, etc.) to Mary. Future ACC records will be filed with both the ACC President and HOA secretary.
 - Action: Rich will send out update request letter to Homeowner of Lot 37 to check on status of detached shop under construction. It needs to be completed by date agreed upon. Lot 25 will send plans to ACC for new location of shed and has agreed to hide garbage cans.
 - Reviewed: 1. Homeowners Approval Checklist (for projects); 2. ACC Approval Checklist;
Vote to approve ACC approval checklist and Homeowners ACC Approval checklist. M/S/P 3/0

-Fining Violation Guidelines

- Proposed guidelines were passed out and reviewed.
- Action: Tawna will send out changed draft on fines procedure.
- Motion to approve 1st revision of Weatherby Fining Violation Procedures.
After Tawna sends next revision out, approval will be made by email.
- Action: Tawna to send Kevin link to example Policy and Procedure Log, which we can adopt for the Weatherby website.
- Lien Process for delinquent homeowners was discussed with Atty.
- Quickbooks was not calculating interest correctly and we can't charge interest on principal plus interest should be \$4.63 interest/month...she will go back and correct anyone charged interest.
- Atty pointed out that late fees charged in 2007 are not in CCRs – can't be done. Motion to refund late fees from 2007 onto 2009 dues. \$325 worth of late fees. M/S/P 3/0
- Foreclosures in neighborhood.
- Motion to re-ratify \$30 NSF fee. M/S/P 3/0
- Action: Becky will send out ratification form.
- Motion to ratify existing committees: Maintenance, Website, Landscape, Safety and Security, Garage Sale. M/S/P 3/0
- Action: Becky will review old records to see if anything else needs to be taken care of for ratification.
- Next month we will discuss Weatherby Estates Delinquency Policy
- Motion to re-ratify and post on website: 1. Community Association Fundamentals, 2. Rights and Responsibilities for Better Communities. S/M/P 3/0
- We need to make a visual inspection of Lots in the community for compliance with CCRs after the 30 days are up from the community letter being sent. Action: Rich to make master spreadsheet to record violations that are discovered for tracking purposes
- Carry over to next month
 - Email Procedures
 - How to start recording violations
- Motion to adjourn. M/S/P 3/0