

Weatherby HOA

Meeting Minutes: 09/30/2012

Board Members in Attendance: Steve Berner, Brian Vocca, Martin Scoones, Raymond Swearingen

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:15 pm

Quorum: Yes

1) Bring Meeting to Order

2) Review and Approve Minutes for 08/19/12

- MSP 4-0 – Minutes Approved

3) ACC update (from email)

- Rich to visit specific home owner to check on compliancy progress
- Update on progress being made by a specific home owner with compliancy issue
- Discussed projects for this year
  - i) Stopping landscape maintenance for fall / winter to help pay for low maintenance landscape changes
  - ii) Brian sent out bid requests for low maintenance landscape changes
  - iii) Craig & Rich asked to explore artificial turf options
  - iv) Discussed not enough cash remaining for undertaking new projects at this time
  - v) After 10/31 no more maintenance (\$600/month savings)
- Discussed not sure if landscaper is following through on basics and if we want to replace him anyway
- Motion: Send landscaper 30 day notice to terminate contract on 10/31; Late winter/spring put in low maintenance landscaping; This spring rebid landscaping contract.
  - i) MSP 4-0

4) Financials update

- Discussed payment plan letters to past due homeowners have been sent out

- One delinquent homeowner is now paid in full
- One specific homeowner explained their situation and plan to resolve
- No response so far from two other delinquent homeowners
  - i) Discussed if payments paid are consistent with current agreements
- Discussed rest of expenses on track
  - i) Almost all costs recouped from pumps and waterfall improvements
  - ii) Budget is fine but a bit low as we move into year end
- Estimate 2013 assessment will be about the same as 2012
- Discussed if we can show ROI of projects so far
- Discussed landscaping and Anne Marie contract represent approximately 2/3 of budget. Maintenance free landscaping plan should reduce cost by about 1/3
- Discussed goal to keep lowering homeowners assessment
- Discussed when we want to hold budget meeting
  - i) Tentatively Jan 8<sup>th</sup>, 2013
- Discussed making sure we include 5 year pond maintenance costs in budget each year
- Discussed if reserves are available for ancillary projects

5) Discussed current contact list for People

- Have Anne Marie send out email to confirm email and phone information

6) Landscaping Update

- Discussed after landscaping projects next item to reduce annual dues would be to replace Anne Marie by bringing her duties “In-House” and if even possible to get to that point

7) Discussed resolution to change 75% rule for CCR changes to simple majority

- Steve to discuss with Phil

8) Brian Vocca submitted resignation from board

- Discussed that what Brian brought to the board will be sorely missed and all his hard work is very appreciated

- Discussed Becky Fox willing to join the board
- Discussed if Brian has any pending expense items

9) Discussed new Neighbors

10) Discussed dog complains

11) Adjournment 7:15 PM

- MSP 4-0 to Adjourn