

Weatherby HOA

Meeting Minutes: 10/18/2011

Board Members in Attendance: Steve Berner, Brian Vocca, Raymond Swearingen, Rich Tarter

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: none

Meeting called to order at: 7:09

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 9/18/10
 - MSP 4-0 – Minutes Approved
- 3) Open Forum - no community members in attendance
- 4) ACC Report
 - 5 lots with issues all being resolved
 - 2 lots reviewed status and asked to supply plan for early spring to resolve issues
 - Discussed leaving out trash cans past 24 hour rule. Questioned if West Management is consistent with picking up trash on same day for all residence
 - Discussed process to warn and fine those who leave out trash cans past allow time
 - Discussed scrap cardboard and tarp left outside a specific residence causing eyesore
 - Discussed barking dog issues
 - Discussed Reckless driving issues with cars & motorcycles
 - Discussed process for contacting homeowners of rented houses when tenants are not in compliance
 - Discussed approach of going to people and asking them to fix things and process to follow for enforcement of rules. Escalation process for homeowners that refuse to comply.
 - Discussed best means to enforce rules conveniently and still address outstanding issues.
- 5) Financials Update
 - Reviewed documents from treasurer

- Discussed projected dues needed to meet minimum budget requirements
- We still have some homeowners who have not paid their dues for 2010
- Discussed following topics
 - i) Need to build financial reserve
 - ii) Lowering dues and having funds to do projects with professional labor vs work parties
 - iii) If residents are financially healthy enough for use of professional labor. About 1/3 of families in neighborhood are known to be struggling financially
 - iv) When to have financials meeting. If we can have it in January instead of November or December
 - v) Technicalities of the fiscal year ending in December and timing of approving next FY budget
 - vi) Having meeting in January since annual assessments are not due until March 1st
 - vii) If we can further lower annual assessment over last year's amount
 - viii) Review of current landscape costs
 - ix) Consideration of every expenditure
 - x) What projects should be done by professional labor vs work parties. How well are work parties working or not? Do we try to do too much with volunteer labor and should get low bids for some projects? Is professional labor a better value in terms of consistency over volunteers?
 - xi) Current project budget based on materials only and volunteer labor
 - xii) Getting basic estimates for professional labor use on some projects
 - xiii) Areas in question, the full "L" at corner of 205th DR & 104th ST and other small areas that need work
 - xiv) May now have an additional small area by new road near waterfall to be maintained by HOA
 - xv) Filling ditch on 104th ST by 205th DR with rock to level for erosion control
 - xvi) Getting estimates

6) Pond Plans

- Discussed postponing remaining project items until spring because of wet weather
- Discussed how to remove trees around large pond and what to do with wood

- i) Discussed giving away to civic group as firewood to sell if they gather it

7) November meeting

- Discussed issues the lawyer has reviewed
 - i) Issue regarding CCR item 4.11 and current interest rate for non-payment is 12%. New late policy as proposed would be 24%, lawyer advised this may be considered excessive and 18% would be considered a reasonable rate.
 - ii) Specific guidelines outlined in 4.11 that we are bound by
 - iii) What is collectable by law under 4.11
 - iv) Reviewed details of 4.11 with regard to new collection policy
 - (1) Need to change to 18%
 - (2) Must follow 30 day window
 - (3) Can have different wait times after initial 30 days
 - (4) Need leave flexibility for board in giving notices and taking additional steps
 - v) Motion: President to ask lawyer to distill current draft of collection policy into final document based on CCR's and law for board to vote on
 - (1) MSP 4-0
- Discussed delay of action on potential problem issues. Lawyer advised best time for change is when there is no current conflict from a legal standpoint.
- Discussed we are better off if we are prepared for potential issues
- Discussed permitted parking issue and situation that leads us to believe a change and/or clarification to the policy may be wise. Discussed if best to address issue with home owners at financials meeting or annual meeting.
- Discussed how we look financially in preparation for meeting
- Discussed volunteer efforts that would be needed to further cut costs and if practical
- Discussed how to address potential questions at annual meeting including how we are addressing non-compliant lots and responses to complaints
- Discussed outstanding remaining issues of non-compliance
- Discussed amounts owed to HOA currently vs two years ago

8) Additional discussions

- Foreclosure process on homeowners with high outstanding balance who are refusing to work with board on compliance issues
- Water fall soaping incidents and potential security measures
- County clean out of storm drains and drains along roads that are considered driveways by county

9) Adjournment 9:30 PM

- MSP 4-0 to Adjourn