

Weatherby HOA

Meeting Minutes: 11/18/2012

Board Members in Attendance: Steve Berner, Raymond Swearingen, Becky Fox

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 7:03

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 09/30/12 & 10/30/12
 - MSP 3-0 – Minutes Approved
- 3) Discussed Becky's position on the board
 - Motion to make Becky treasure
 - i) MSP 3-0 – Motion carried
- 4) ACC Update
 - A specific homeowner has committed to being caught up with compliance issue by end of year
- 5) Collection Agency Discussion
 - Process of turning over extremely delinquent homeowners to a collection agency
 - Steve contacted multiple vendors
 - i) Best rate found 25%
 - ii) Some rates as high as 35%/40% and 50%
 - iii) If collection is successful, we will recover 75% of balance due
 - Our legal steps so far work to our benefit for collection process
 - Local agency – nothing up front and keeps 25% of amount collected
 - Skip tracking and garnishments
 - Additional fees if agency needs to pursue legal judgments but we've already done that so that saves us money

- Success Rates
 - i) Depends on situation of person being collected from and details available going into process
 - ii) Two homeowners being considered for collection
 - (1) One there is high confidence of full collection
 - (2) The other reasonably confident
 - iii) We have much more detailed information than typical client
 - (1) Typical client 30%-50% success rate
 - (2) Given our situation success rate should be 80%-90%
- A different specific homeowner with difficulties is working with board and we wish to continue working with them, so no plans to pursue collection against them
- Of agencies contacted two offered best deal
 - i) One is based in New York
 - ii) The other Seattle and has Bothell office
 - iii) Fees same for both
- Steve to contact Bothell agency to pursue next steps
 - i) National Service Bureau (NSB)

6) Landscaping Plans

- Discussed and brought Becky up to speed on current plans
 - i) Low/no maintenance landscaping
 - ii) Changing landscaper
 - iii) Plan to re-bid contract
 - iv) Cost savings over next few months
 - v) Replace entry landscaping with low maintenance version by Feb./March
 - vi) Hope to only need a landscaper every 3 months
 - vii) Hope to get costs down to \$2,000 instead of the current \$7,000 a year and still look good
 - viii) Low/no maintenance alternatives being considered:

(1) Artificial Turf

(2) Rock

7) Discussed 75% resolution issue – reviewed and settled for now, no change

8) Discussed planning for next FY

- Annual Financial meeting Jan. 8th, 2013
- Budget based on known income
 - i) If collection process brings in extra will not plan on that income for budget
 - ii) 3 homeowners not current on dues
- Hope to keep dues same or slightly lower
- Budget to be finalized by January
- Considering putting \$1,000 in reserve each year for 5 year pond maintenance plan
- Next regular board meeting is 12/16, will need to have all board members present to prep for January meeting
- Discussed past cost reductions and plan to continue
 - i) ROI on waterfall and pond improvements nearly fully realized
- Raymond to reserve meeting room at Alphy's and contact Anne Marie to send out notices

9) Discussed board members will need to be voted in during March annual meeting

- 1 vacant position
- 1 appointment by board to be voted on by community / full term starting
- 1 position up for re-election

10) Discussed 3 times yearly landscaping plan to work on all HOA areas

11) Discussed work parties should be used to finish up pond areas

- Should be less work than past times

12) Discussed collection agency will start with option for delinquent to just pay up and not go through process

13) Discussed if any additional items for January Meeting

14) Discussed potential new board members

15) Discussed past projects are coming to fruition and any additional efforts needed

- Cost have come down each year
- As administrative tasks become more manageable Anne Marie's services would be next area to consider cutting back

16) Discussed sending out information to community on snowplowing during winter months

- County not doing as much plowing due to budget cuts

17) Adjournment 8:15 PM

- MSP 3-0 to Adjourn