

Weatherby HOA

Meeting Minutes: 11/20/2011

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: 3:07 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 10/18/11
 - MSP 4-0 – Minutes approved (Only 4 members at October meeting)
- 3) Open Forum – No community members present
- 4) ACC Report
 - A specific home owner with outstanding compliance issue requested review of property with ACC to validate now in compliance. Rich made multiple attempts at contact to set time to meet with resident, but no response after 3 weeks.
 - A specific home owner with on-going compliance issue has made no contact to attempt to resolve
 - Compliant received regarding a specific home owner and potential compliance issue. Situation to be reviewed and determination made by ACC
 - Noise complaint received regarding equipment operated regularly in neighborhood by a specific resident. ACC working with the neighbors involved to resolve issue and noise barrier is being constructed.
 - A specific homeowner is working with ACC to submit plan to resolve bald area on side of their hill.
 - ACC has approved request by a specific homeowner to install a backup power generator.
 - 3 sets of quotes requested (2 received so far) to have landscaping projects completed at corner of 104th ST and 205th DR and along west side of 205th DR.
 - Discovered landscaper continues to work on area outside of HOA property. Landscaper was asked to stop last year. ACC to verify if landscaper is only doing what was asked and also to verify what exactly is being done during winter months.

- Discussed the following items
 - i) Budget items for landscaping projects next year
 - ii) Continuing to use volunteer labor or pay for professional labor
 - iii) If we have enough data to determine how much utility costs have dropped due to recent projects
 - iv) Five year plan for projects
 - v) If we can lower dues
 - vi) Time when dues come in
 - vii) Remaining HOA owned areas that need landscaping. 3 small areas and a 2 medium areas
 - viii) Impact of projects on budget
 - ix) If 104th & 205th DR project and 205th DR project are in budget
 - x) Amount needed for projects and what we can do and still lower dues
 - xi) Project to block view of ponds from streets and residences
 - xii) Brian to request new estimate of just lining ditch with rock along 104th ST at 205th DR instead of filling it with rock
 - xiii) Brian and Steve to ask 3rd vendor to respond to bid request

5) Financial Updates

- Discussed the following
 - i) Legal costs for collecting on non-compliant home owners
 - ii) Adding legal costs to non-compliant homeowners amounts due
 - iii) If we use a collection agency we may only recover \$0.40 on the dollar. If we use attorney we can still recoup 100% of amount owed and delinquent homeowners responsible for legal costs
 - iv) How to fix non-permitted parking issue
 - v) Delinquent homeowners that are paying as agreed
 - vi) Delinquent homeowners not paying as agreed

6) Annual assessment meeting in January

- Discussed budget proposals and timing of annual budget meeting.
 - i) Martin to verify if ok to have in January as previously decided
 - ii) Martin to put together target budget with slightly lower dues to include remaining landscaping projects
 - iii) Annual assessment meeting plan for January. Article 10 and rules for having a meeting following deciding budget
- Motion to set dues at \$557.00 for next year and create budget that reflects that
 - i) MSP 5-0, motion carried

7) New collection policy as reviewed and recommend by HOA attorney

- Approved on 8/31/11, effective on 12/16/11
- Legal review conducted to ensure compliance with bylaws, CCRs and state laws and guidelines
- Discussed questions and clarifications on changes
- Discussed final notification to current delinquent homeowners regarding new policy and how it affects them. Decided to not do a special notification to homeowners not currently in compliance. Notification should be same to everyone across the board.
- Motion to put enforce new policy effective 12/16/11, post to web site, and send notice to all homeowners
 - i) MSP 5-0 motion carried
- Martin to post on web site by end of November

8) Decided to table discussion of non-permitted parking issue

9) Discussed waterfall vandalism

10) Steve presented results from a nationwide HOA survey

11) Discussed if we need to have the December board meeting

- Need to announce annual budget meeting within 30 days from today
- Decided to not have December board meeting
- Martin to ensure proper notice goes out for January annual assessment and budget meeting
 - i) Meeting date chosen, January 17th, 2012

- Next board meeting will be January 15th, 2012

12) Adjournment 9:23 PM

- MSP 5-0 to Adjourn