

Weatherby HOA

Meeting Minutes November 21, 2010

Board Members in Attendance: Stever Berner, Martin Scoones, Brian Vocca, Raymond Swearingen, Jay Fox

Meeting Location: Lot 11, Steve Berner's residence as posted on the website

Community Member in Attendance: Tawna Wilsey

Meeting called to order at: 6:08 P.M.

Quorum: Yes

1. Bring Meeting to Order
2. Review and Approve minutes for 10/16/2010 board meeting and 11/18/2010 community meeting
 - 5-0 Approved
3. Open Forum – Tawana Wilsey present to discuss use of native plants that are inexpensive and low maintenance for the landscaping of community areas. Paul asked Tawana to look at the common areas and put together a proposal for landscaping with low maintenance, low cost natural plants. Discussed how each area should tie into current landscaping at entrance for continuity. Discussed desire to start in back of neighborhood as it has most need currently.

An issue regarding a neighborhood pet was discussed, Brian to follow up.

4. Discussed ACC Projects and Non compliance issues. Jay to follow up with Annie Marie regarding lots with current compliance issues. Discussed reasonable timeframe to bring into compliance. Discussed a lot that may not be in compliance as per ACC guidelines. Jay to investigate. Discussed lot currently in foreclosure process. Waiting for Bank involved to settle foreclosure and take action to bring landscape issues into compliance. Four lots have compliance issues including non-response to compliance requests. One lot may have resolved compliance issue pending review.
5. Discussed Financial Updates from Martin. Discussed financial meeting last Thursday. Discussed current issue of outstanding balances for 2 lots.

Discussed changing due date of fees to February 28th and send out notices on February 1st

- MSP 5-0 Approved new due date of February 28th

Martin confirmed we are on track with budget end of year. Discussed landscape costs and updated rate from landscaper.

Steve mentioned how financial expenditures are coming under control as outstanding situations are resolved. Discussed cost effectiveness of property management company and benefits gained. Discussed if need/desire to adjust duties / relationship with management company.

6. Discussed proposed HOA property use guidelines. Question of article regarding owners' right of enjoyment subject to restrictions by the county and board. Discussed board's right to set use. Attorney has reviewed proposal and suggested guidelines.

Discussed request for gate access to area behind cul-de-sac on 205th Ave. Discussed need for ACC approval of roads/driveways put on lots by owners. Jay to investigate.

Discussed how best to present new guidelines to owners to underscore need is driven by liability issues.

- MSP 5-0 – Approved new property use guidelines. Brian to distribute.

7. Discussed ponds. Will take care of in spring. Contractor advised we should get clean out maintenance done to avoid issue with county. One estimate for clean out of large pond received. Additional estimates will be solicited. Pond clean out should only be needed every 5 years. Discussed how to find other contractors that do this type of work.
8. Discussed security letter to community in reaction to theft and vandalism issues that have occurred. Brian to draft guidelines for basic home owner security.
9. Discussed duties and responsibilities of secretary. Raymond presented results of researching CCR's and bylaws concerning duties. Issue of electronic storage of documents raised and requirements for physical location of documents. Raymond to ask Ann Marie for more information and draft proposal for governance document regarding electronic documents.
10. Legal updates on property in foreclosure. Steve advised the one property in foreclosure is still pending.
11. Discussed request from Resident to have permanent use of tract of HOA land for access to rear of property. Discussed offer of resident to purchase small tract of land from HOA. Steve to look into ramifications.
12. Discussed need for December board meeting.
 - MSP 5-0 to cancel December board meeting and meet next in January
13. Discussed issue of imposing fines for failure of residents to obtain ACC approval in advance for lot improvements that otherwise would have been approved. Jay to investigate.
14. Adjournment 9:31 PM

- MSP 5-0 to Adjourn