

Weatherby HOA

Meeting Minutes: 12/16/2012

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: 6:11pm

Quorum: Yes

- 1) Bring Meeting to Order
 - 2) Review and Approve Minutes for 11/18/12
 - MSP 3-0 – Minutes Approved
 - 3) Open Forum : no community members present
 - 4) General Discussion
 - Appointment process for new board members
 - Asking for volunteers
 - When to send out new dues information
 - 5) Financials Update Discussion
 - Street Light at 215th & 104th malfunctioning

Homeowner complained to PUD who said it belonged to HOA, however it does not. Upon further research determined light must belong to county. Homeowner followed up with PUD providing additional information and PUD agreed to look at it.
 - Budget items discussed
 - i) Current reserves
 - ii) Line items to describe what the reserves are ear marked for. Make clear this is not extra money but money being put aside for expected major expenses in future years
 - Discussed need to reschedule January 8th financials meeting. Not enough time to get budget finalized and notices sent out within official deadlines.
 - i) Motion to schedule meeting for January 22nd at 7:00 PM at Alphy's Pizza in Monroe
- (1) MSP 3-0

- Finalizing budget and rules for notices; when to get them out to comply with by-laws
- Work out new landscaping change to a three times a year plan
- FY 2013 Budget to be based on dues of \$525 per homeowner

6) Landscaping Discussion items

- February time frame to have maintenance free landscaping in place
 - i) Capping sprinklers in the area in question. We would no longer need sprinklers for maintenance free plan but should leave in place to have for future.
 - Plan for having remaining HOA common areas cleared / cleaned up
 - i) 205th DR & 104th ST and area across from waterfall
 - ii) In NPGA's can only clear first 10 feet from roadway
 - iii) If possible would like to get all items done in February
 - (1) Weed block, bark – possible plants later
 - iv) End of April for spring clean up
 - (1) Clear waterfall area and other landscaping spots
 - v) Hope to continue to save on landscaping costs in future years
 - Discussed use of Arborvitae vs Leland Cyprus to cover views around ponds
 - i) Arborvitae on 205th DR, Leland Cyprus other areas
 - ii) Green wood slats on gate area of 205th DR to help blend existence of gate into new landscaping
 - iii) Hope to accomplish in 2013 & 2014 and still continue to reduce budget each year
 - Use of brush cutter for keeping pond areas clear
 - Long range desire to eventually reduce annual dues to \$400 range
- #### 7) Discussed financials meeting and annual meeting procedures
- #### 8) Discussion regarding overdue accounts by homeowners:
- A specific homeowner and if they will resolve outstanding debt by end of year as promised
 - i) If not resolved will consider turning over to a collection agency

- A specific homeowner is continuing to make payments as agreed
- Waiting for follow up from collection agency contracted to collect from a specific homeowner that is severely behind in paying dues and associated penalties
- If extra revenue does come in, can it be used to accelerate current projects

9) 3-5 year pond maintenance discussion

- Ponds pushed to 6-7 year range and county happy with us
- 5 year plan for some items were fixed now by county

10) Additional Discussion regarding over-due accounts and if process followed to date is consistent with other homeowners the board has worked with regarding past due accounts

- Our rights to use a collection agency
- Filing process and what is reasonable
- Advice received from our attorney
- Length of time we have tried to work with everyone puts us in favorable position legally
- Bottom line specific homeowners have not paid dues nor honored their agreed to payment plan
- Hopefully any collected dues can be used to finish current projects early and reduce everyone's annual dues in the future

11) Discussed that after landscaping expenses next major area to cut back would be with Anne Marie's services

- We would need more volunteers from community to consider doing so
- Landscaping & Anne Marie's services are two most significant budget items

12) Adjournment 6:55 PM

- MSP 3-0 to Adjourn