

Weatherby Homeowners Association  
December 3, 2009  
Budget Ratification Meeting

Attending:

Lot 1 - Armstrong	Lot 30 – Frazier
Lot 9 -Tarter	Lot 31 - Waller
Lot 15 - Fox	Lot 33 - Akers
Lot 10 - Abers	Lot 38 – Wilsey/Scoones
Lot 11 - Berner	Lot 39 – Short
Lot 14 - Proctor	Anne Marie Bauer, Alderwood Property Management
Lot 17 – Styron	
Lot 18 – Little	
Lot 26 – House	

2 Proxies: Lot 27 – Vocca, Lot 32 - Pugsley

Call to order 6:29. Since there was some conflicting information as to if the meeting was starting at 6:00 or 6:30, meeting start was held to 6:30.

**Proof of meeting** –14 homes in attendance and 2 proxies.

As Owners signed in a packet was handed out to each lot as they signed in that contained the ballot, if eligible to vote, proposed 2010 budget, 2009 YTD Profit and Loss statement and NRG #2/Resolution 16 - Commercial Signage definition as passed in May 21, 2009 Meeting.

Becky went over that Weatherby was now a block watch neighborhood, needed a volunteer for the front of the neighborhood, she would be the back. She is working on permit for sign placement with County.

Martin went over 2009 profit and loss statement and the proposed 2010 budget resulting in **609.00** dues for 2010, which is less than 2009 if you take the original **463.00** dues and add the special assessment of **221.XX**

Rich covered the maintenance plans and cost savings by doing the work with volunteers. Solicited help for the maintenance committee, as without the volunteers, we would have to pay for this to be done. **Please see attached list of maintenance items and costs.**

Steve spoke about the budget and the 5 year plan on maintenance and we should have planned for foreseen costs accordingly to keep the dues at an even level. He also pointed out that the HOA actually owns 53.5 acres that we are responsible for maintaining. In a prior meeting a resident had questioned what all did we have to maintain as an HOA.

Steve advised that we did have a vacancy on the board that needed to be filled and reminded all of the upcoming elections in March.

Steve brought up the proposed idea of leasing some of that land to a tree farm, not u-cut Christmas trees, but like a nursery where they need cheap land for their trees to mature. Generally in the research that Steve has done on the idea, they pay \$1 per tree per year and can fit about 2,000 trees per acre and we are looking at potentially 15-20,000 trees under the power lines. Questions were brought up about access, the amount of activity and hours of activity and

what about mess (dirt on the roads), what that might do to property values. One resident commented that it would be better to look at that than the mess the BPA left when they cut the trees down for the power line maintenance.

Steve also brought up the idea of community RV parking area. It would have to be under the power lines as well. Right away it was expressed concerns about it. An idea was suggested to work with the new sub-division that is going in to maybe develop an area that we could use, as this was done in another HOA that an owner had lived in.

A consensus was taken and the majority thought the tree farm should be pursued by the board and not the RV parking.

Question was asked if the dues could be split up and Anne Marie responded that it should be case by case and to get in contact with her.

The vote was taken, counted by the secretary and verified by Connie, and the budget passed 15-1. Anne Marie will be sending out invoices in January.

End of meeting: 7:34 pm