

Weatherby HOA
Agenda April 19, 2009

Board Members Attending: Steve Berner, Becky Fox, Dave Purdy

ACC Member attending: none

Community members attending: Lani Little

Call to order: 6:15pm

Quorum present: yes

1. Meeting Agenda and Notes
 - Steve reiterated that in reading a couple books minutes should just record decisions on discussions.
2. Review and Approve minutes from last meeting
 - 3/1, 3/17, 3/29 minutes were all approved and may be posted on the web.
3. Treasurer Report
 - At special meeting will have reports and information for members
4. Special Assessment Meeting
 - Letters were dropped off at post office Friday PM, brought Dave up to speed
5. Committee assignments to all Board Members: (this amends resolution 6 to reflect 1 per committee and new Directors.) Dave would like to see an Org Chart, need to prioritize importance of each one. Below assignments M/S/P 3-0.
ACC: Dave
Maint: Becky
Landscape: Becky
Newsletter: Rich
Website: Rich
Yard Sale: empty position
Safety: empty position
Legal Mgmt: Steve
Emerg. Prep: empty position
Nominating Committee: Steve
6. Streamline process to deal with problem lots
ACTION: Steve to research other HOA policies, as our atty indicated ours might be too lenient.
7. Position 5 appointment for Board: Carried forward to next meeting, think about who may ask.
8. Meeting location for May: Rich's house. ACTION: update website
9. Review resolutions #1, #6, #15
 - All directors have signed COC, already assigned committee chairs. #15 is for NRG #1, allowing small alarm signs and invisible fence signs. M/S/P 3-0.
10. Newsletter review and update
ACTION: Becky to get with Dale on paring it down and posting full version on web.
11. May meeting agenda items: Preventative Maintenance for all Duties

- Steve would like us to be proactive and put guidelines in place, for example, for maintenance on common property what do we need to do to stay ahead of the game so we are not playing catch up. Looking at NGPA trees or drain maintenance. Becky mentioned there is one homeowner who is having water issues from the HOA owned NGPA property and she will get copy of letter from county and send to board.

12. Open discussion

- Becky motioned that we look into a small sign for the waterfall after noticing twice kids playing in it, and the soap incident. Cost \$29.41 for de-foamer to repair the vandalism to the waterfall.

13. Executive session

- Steve motioned that we go into executive session at 8:15 for agenda items 4,9 (which are a,b below)
 - a. Review status of 2nd lien Lot 37
 - b. Follow up on back fines and dues
- Came out of Executive session M/S/P 3-0 we will send one more invoice from HOA to Lot's with outstanding dues, other Lot's with money owing or 2008 dues owing send to the Property Manager to start remedies as prescribed in CCR's.

14. Adjourned 8:40pm