

Weatherby HOA
Meeting Minutes May 17, 2009

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

Location: Rich Tarter as posted on web

ACC Member attending: none

Committee members attending: Martin Scoonces, web site

Community Members: none

Call to order: 6:10pm

Quorum present: yes

Bring Meeting to Order

1. Meeting Agenda

Steve recapped the great volunteer effort by the community on Saturday. It took 22 people 3.5 hours to spread 35 yards of bark. The entry way looks great!

2. Review and Approve minutes from last meeting (April 4th Review/Follow ups) M/S/P 4-0 so all minutes should now be approved and posted, except for tonight's minutes.

*ACTION: rest of minutes posted on web

3. Financial Report (cost of barking)(NGPA issues lot 13)

-Cost 857.57 for bark and 650.00 for April clean up. Had been quoted 2,000 just for bark by landscaper.

-Discussed letter from county and NGPA common area issue for lot 13. Because of the wetland abutting the lot, and the county stating that the swale was set up correctly, and this not a liability issue to the HOA, the maintenance committee to contact owner and offer labor help, and owner to supply raw material needed at their cost. M/S/P 4-0

*ACTION: Steve to contact maintenance committee and start process with owner.

4. Lot's in foreclosure/bankruptcy: reviewed 1 lot filing bankruptcy, 1 lot notice of foreclosure received and foreclosure web site shows another lot in pre-foreclosure although we have not received notice of that.

5. Review meeting plan for Thursday May 21 (contact all families for maximum participation)

Each director has assigned lots to contact if possible. Went over agenda and Anne Marie will be there to answer questions as to how she can help our community.

6. Web site email list (email updates)

Rich sent out updated email list to board.

7. ACC approval process (T111 question)

M/S/P 4-0 to move down in agenda for all ACC to be grouped together.

8. Fidelity Questionnaire's

New Director's to fill out for Employee Dishonesty Coverage to protect association funds.

*ACTION: Dave to fill one out and mail in direct or give to Becky to send in. Can be in sealed envelope that will be forwarded to Agent.

9. Ann Marie (process for each lot of concern) (contract review) M/S/P 4-0 to hold off on anything until June 1 to be able to not incur any extra expenses.

10. Fining Guidelines

Steve researched other HOA fining guidelines at the advice of the atty that we could tighten ours up. He found that ours was pretty good in conflict resolution, went over part of the book: Homeowner's

Associations and You, and noted that many of the fining policies he reviewed the Board requested the hearing of the owner, not the owner requesting a hearing. M/S/P 4-0 to leave as is for now, and ask Anne Marie about it.

*ACTION: Have Anne Marie look at our fining guideline in regards to which party should request the hearing.

11. #5 Board Position M/S/P 4-0 Martin Scoones as 5th Director. Assignment TBD as well as committee chair's.

12. Preventative Measure for all committees (Brainstorm: landscaping, insurance utilities, property map, ACC letter to new families)

*ACTION: each Director to talk to their committee's about what there is to maintain in the Plat. For example: Landscaping committee to help keep eye on quality of service/performance.

13. Sign for Waterfall – discussed if it would look tacky to have a sign, perhaps up at the top where it can only be seen when up in that area and not from the road. There is possibility for injury from the rocks and damage to the system.

*ACTION: Becky to research cost of sign for waterfall and email to the directors.

14. Welcome Letter and Information M/S/P 5-0 to send welcome letter to new families once we have a closed sale. 2 pending sales right now and one new owner.

*ACTION: Secty to send welcome letter to lot 35.

15. Landscape contract – agreed that it looked good. M/S/P 5-0 to wait to sign it until after the meeting to see how the vote goes.

Newsletter – There has been a delay in getting the proposed newsletter out to committee as it was several pages and board is thinking that is too long. M/S/P 5-0 Newsletter to come from Board via Secretary written by committee.

*ACTION: Becky to resend to Board the copy that she made some updates/corrections and pared it down a bit. Steve/Rich to get with committee and go over.

16. Record Keeping Review: Held over to next meeting

17. CAI Membership M/S/P 5-0 to hold off on renewing subscription to CAI as we will have Anne Marie as resource now.

18. ACC Review – question brought up on 6.19

*ACTION: Dave and Rich to look up definition of T111 and see if there is a clarification that needs to be made as there are 2 types of T111.

19. Executive session to discuss letter from Lot 36 regarding fence placement

M/S/P 5-0 Agreed to accept fence where located on a variance/exception basis due to utility location and ground situation as stated in letter from owner. The ACC reserves the right to turn down any future requests for fences put out in front of the house as this does not fit with the rest of the fence locations in Weatherby.

20. Adjourn 8:50pm.