

Weatherby HOA  
Meeting Minutes June 28, 2009

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

Location: Berner's as posted on web

ACC Member attending: none

Committee members attending: none

Community Members: Tawna Wilsey

Call to order: 6:15pm

Quorum present: yes

Bring Meeting to Order

1. Review and Approve meeting minutes from May 17th and May 21st. (Follow Ups) M/S/P 3-0
2. Open Forum Items
  - Allowing Chickens in Neighborhood – ACTION: Steve to check with proposer to see what type of feedback she got from community on that idea. It is against CCRs 6.21, they would have to be amended
  - Playground area in a Green Belt location – ACTION: Steve to get with county to find out exactly what property we have and what it is classified. As it stands now we think that a playground could only go by the waterfall, need to get exact answer
  - Purchase of distressed property by individuals – Board has no knowledge of it and if people would like to do this, they would be able to and follow zoning, etc. ACTION: Steve to communicate this to person inquiring of this.
  - Homeowner requested: Quarterly review of CCRs by Alderwood PM . Would like to see quarterly visits by PM as to CCR compliance for unbiased eye toward this. Would also like to know what Alderwood PM will do with properties not currently being maintained. ACTION: Steve to get with Anne Marie on this subject
3. With Addition of 5th Board member review assignments and change as needed:

Officers:

President: Steve Berner

Vice President: Rich Tarter

Secretary: Becky Fox

Treasurer: Martin Scoonce

ACC Chairperson : Dave Purdy

Committee Responsibility:

ACTION: Resolution 6 Needs to be updated

Newsletter - Becky

Garage Sale - Becky

Safety Committee/Block watch- Becky

Emergency Preparedness - Martin

Maintenance - Rich

Landscaping – Rich

Web Site – Martin  
Legal Management – Steve  
Nominating - Steve

4. Landscaping Committee: would like to move some of the management of it off the board and onto the committee. ACTION: Rich to talk to committee as this is his committee now. If someone could take the lead communicating direct to the Landscaper so we don't have the same issue we had with prior landscaper.

Landscaping Agreement – signed and back out clause added for us.

Sprinkler system check (backflow valve) – PUD sent letter of yearly maintenance on this.

ACTION: Becky to send scan of letter to maintenance committee and ask to get scheduled.

Committee managing maintenance upkeep – Discussed need to stay on top of issues and have monthly report from committees.

Clean up of lot 37 property proposal – Discussed that when/if property forecloses, get permission from bank to clean up lot as a neighborhood project. ACTION: Steve to check with Anne Marie on this.

Wetland issues for lot 13 – Action: Steve to have Terry talk to as good neighbor help and not a HOA liability.

Order sign for Waterfall – ACTION: Becky to order a sign for upper area of waterfall to please not play on. ComplianceSigns.com for 11.00

Annual Review of needed activities (Waterfall, Irrigation, Fences, Landscaping, Retention Ponds, Drain Systems, Lights, Mail Boxes, NGPA's, Street Lights) – Be thinking about and who we need to ask to determine what exactly the maintenance needs are. ACTION: Steve already getting with county on what tract is what and how much property Weatherby owns.

5. Anne Marie Projects/ what to hand over asap:

Contract signed and in force

Collect late payment

Collect new assessments

Collect fees due

Begin Quick Books Record keeping (Financial Oversight)

Continuing fines as needed

Fining guidelines (Review)

"Insurance Status (Loss, Damage, Liability, Workers Comp, Fidelity, Director Omissions & Errors"

Liens & Legal

Association Oversight

Annual Review of needed activities

6. ACC issues

T111 siding decision – Discussed research findings on T1-11. The original T1-11 was not the high caliber/quality that it is now. It is 30-50 year warranty and is often referred to as "smart siding". ACTION: discuss with Anne Marie having an NRG **clarifying** T1-11 that there are different grades. CCR 6.19, 6.8 Dave/Rich to get with Anne Marie and ask her if she has run into this before and NRG

Notifications to existing families (Projects must be approved) Discussed also a reminder letter as to

proper timing, etc ACTION: Dave to send email/letter also mentioning that a change in paint color requires ACC approval. If people are repainting the same color no need for ACC approval.

Welcome to new families (let them know the rules in simple terms) Rich sent the latest new owner a welcome letter.

New projects underway: lot 38 will be fixing the ditch between them and lot 37 that was improperly filled by prior owners as to divert the water down the drainage system and not their front yard.

7. Added Agenda Items: update on foreclosure/bankruptcies. Brief overview was given of houses facing difficulties and any notices that may have been received by the board.

8. Executive Session issues: none

Adjourn 9:10 pm.