

Weatherby HOA
Agenda July 19 2009

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

Location: Berner's as posted on web

ACC Member attending: Connie Berner

Committee members attending: Craig Cox, maintenance/Landscaping Committee

Call to order: 6:22 pm

Quorum present: yes

Bring Meeting to Order

1 Review and approve meeting minutes from June 28th M/S/P 5-0

2 Open Forum items for community

Motor Home Issue: (CCR 6.23 vs 6.10) discussed request by resident to allow for temporary parking of motor home for relative visiting for 1 week. M/S/P 5-0 to give implied approval with caveat that a letter regarding violation of the CCRs may be sent. Need to further investigate our options if there are any and possibly take it to community for NRG vote as well as advice from Property Manager.

Report from Committees: Craig Cox gave report on maintenance schedule for Weatherby. Eventually will need to replace the timers on the sprinklers, one the display cannot be read. Waterfall needs to be drained and cleaned: there is a UV system that can kill whatever inline, think about \$500 to set up. Back flow valves to be installed so pumps not running 24/7 \$30 - \$40 each and a timer \$50 each will save electricity and wear and tear on pumps in the long run. Craig to quote it out exact for us.

3 Steve HOA property tracts and designations & possible uses

53.67 acres are owned by HOA. All areas have designation. Steve passed out legend of what areas are designated what. See attached . Restricted open spaces have several sub categories. Open land under power lines – we *could* lease land to a tree farm. It would be a revenue resource as the pay \$1 a tree per year about \$2000 per acre. Questions: How would that affect our taxes, M/S/P to take it community as survey to see what they feel about it.

Rich Landscaping
Maintenance

Tree Issues: Rich to get w/Landscaper re woodpeckers pecking birch trees – tree wrap? Kill ants? What is the solution?

Becky Transfer of Books to Anne Marie - done

Safety – nothing new

Yard Sale plans for this summer – follow up with committee on their plans

Typos corrected online documents – will be working to correct typos found

Neighborhood watch signs – will be working with county on permit and purchasing the neighborhood watch signs. Need a volunteer at the front end of the neighborhood.

Change Anne Marie to registered agent for HOA – cost is \$10 she will get official notices

Dave ACC updates – visited with two new families

Write new guidelines for T1-11 siding on sheds - Steve checked with Anne Marie on

NRG for T1-11 - OK to do NRG – 12x16 needs permit for county. Dave to follow up on.

Commercial Signage – Connie to finish the survey, distributed results that she had so far.

Current Projects – yearly reminder letter to be mailed

Martin Website – needs to meet with Kevin still

Emergency Preparations – survey community as to what they have and would they share in case of emergency

4 Added Agenda Items

Community RV Parking? M/S/P 5-0 that we would look into the possibility of making community RV parking in one of the common areas that would allow that use. Hold harmless agreement, those wanting/needling would buy in to cover/maintain.

5. Executive Session issues: none

Adjourn 8.40 pm.