

Weatherby HOA
September 20, 2009

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

Location: Berner's as posted on web

ACC Member attending: Connie Berner standing in for Dave Purdy

Committee members attending: none

Community members attending: none

Call to order: 6:11 pm

Quorum present: yes

Bring Meeting to Order

Approve prior meeting minutes: 8/16 board meeting and 8/25 special meeting M/S/P 4-0

ACC Committee report/concerns: need to address some lots out of compliance with garbage cans, maintenance of bank owned properties, and other items. ACTION: Property Manager to send letters

Web Committee: Martin is handling web duties now, it was reported CCRs not downloading, only first page, Martin will look into it.

Snohomish County Deputies were called in response to recent car break in, Monroe PD patrolled a few times as courtesy.

1. Budget meeting date and time to be sent out to the community. Agenda items to cover (New board members in March, Land usage, 1-5 year budget plans, Financial status for HOA, possible playground plans, RV Parking etc.)

Article X ratification of budget, Section 4.8, minimum 14 days notice, need proxies

Proposed date December 3rd 6:30 pm.

As part of neighborhood watch program Deputy would like to meet with community at some point, suggested we ask to this meeting.

ACTION: Rich to call and make reservation with Alfy's

ACTION: Becky to email Deputy about this date/time.

ACTION: Check with Anne Marie on Date/Time as she should be running? Coordinate notice and proxies

2. Legal choices that need to be made /HOA current financial status (delinquent properties)/Pending issues with bank proposal

M/S/P to go to Executive Session to discuss above topics 4-0

Came out at 8:09 M/S/P 4-0 to contact attorney to review the two letters from community members containing threats of legal action.

ACTION: Steve to contact Phil to review letters

3. Maintenance work needed and cost for 5 year plan, (Ponds, Open Land, Entry area, trees that are infested etc.)

ACTION: Rich to follow up with Landscaping/Maintenance committee

4. Water fall sign purchase

ACTION: Becky to check with Property Manager for wording suggestions and order sign from <http://www.compliancesigns.com/CustomSignGen.php?id=16358& Line1=Stay%20Off& Line2=Waterfall& Line3=>

5. Lot 13 water issues

They did some landscaping in the area in question. ACTION: follow up with owners

Follow up with Anne Marie:

6. T-111 description for guideline
7. Condensed CCR's sent out to the HOA members
8. Reminder letter to be sent annually to community and each new family as they move in.
9. Financial reports/back of quick books sent monthly as back up and for reports for HOA meeting

10. Additional Items:

Question was raised if there should be a natural evolution of responsibilities so there is knowledge gained, retained and grown within the board members? If there are 5 positions and 5 members, perhaps each new member starts as secretary then treasurer, then vice president to president and then ACC head. M/S/P 4-0

Meeting Adjourned 8.39 pm M/S/P 4-0