

Weatherby Homeowners Association  
April 6, 2008  
Special Board Meeting

Board Members Attending: Tawna Wilsey, Becky Fox, Sterling Dodd, Richard Tarter, Jodi Pugsley, Kevin Bowen, Mary Armstrong

Board Members absent: Paul, Pat Waller

ACC Member attending: Connie Berner

Homeowner attending: Tracey Dodd

Call to order: 7:00pm

Quorum present: yes

1. The Board members present at start of meeting voted unanimously to have Tawna Wilsey run the meeting in Pat Waller's absence.

2. **Acceptance of Code of Conduct for board members.** Code of conduct letter was distributed and signed by Tawna Wilsey, Becky Fox, Richard Tarter, Jodi Pugsley, Kevin Bowen, and Mary Armstrong. The secretary has them on file.

3. **Elect 2008 Board officers (Per the bylaws, we were supposed to do this immediately following the Yearly HOA meeting).** Elections of the Board Officers delayed until next Board meeting on April 27, 6pm. Right now, we do not know which officers plan to run again. (See item 4)

4. **Discussion on what constitutes Directors vs. Officers and what is officially "the Board" per the Bylaws.**

- a. Motion to form a nominating committee to get a list of names per item 6.1 of the By-laws. Becky Fox has agreed to compose a letter to the community to get a vote on whether we should amend the By-laws to operate as we are currently formed with 9 Board of Directors (President, Vice President, Secretary, Treasurer, and 5 At-large members) or have 3 Board of Directors who would then appoint the officers. We would need 75% approval to operate as we currently are formed. We would also ask for nominations for Board of Directors if the amendment does not pass. Becky will send the letter to Mary. This motion was seconded and passed unanimously.
- b. Motion to have the President, Vice President and Secretary act as Directors until an amendment can be made (item 4a) or until a new Board of Directors can be filled. This motion was seconded and passed. *This motion was later rescinded in favor of item 4c below.*
- c. Motion that we accept the 9 current Board Members as the Board of Directors until the letter is sent and votes are received (from item 4a) so that we can continue with Business. Motion was seconded and passed unanimously.

5. **Insurance Bond Questionnaire's** – Sterling's received, Pat's outstanding.

6. **Pre-lien letters and payment plans for homeowners who have not paid Association dues.** Motion that we require a minimum payment of \$75 per month with a complete payoff date of December 1<sup>st</sup> for those claiming hardship. If a payment is missed, then they must contact the Treasurer for resolution. A 12% monthly interest late fee will apply (as per Bylaws). Those appealing the Pre-Lien letter will have until the Board Meeting on the 3<sup>rd</sup> Sunday in May. Becky to send out pre-lien letters. Motion was seconded and passed unanimously.

9. **HOA Letters.** Motion to approve and send out HOA letters from the ACC with minor wording changing. This motion was seconded and passed unanimously. HOA letters attached.

10. **HOA Questionnaire** – Questionnaire reviewed by board. Tawna to add process for changing Bylaws or CC&R's on page 3 of the questionnaire, change wording on question #23 to form a committee to investigate cost saving measures regarding landscaping, and change the word 'ARC' to 'ACC'. Motion to send out questionnaire (with these changes) was seconded and passed unanimously. Tawna to send revised document to Mary.

11. **ACC Vacancies and Elections** - Rich Tarter to send a note to each person interested in joining the ACC to get some background on each candidate. Vote to be held next Board meeting.

12. **Horse riders requesting access to Pipeline trail.** Motion to allow access to Horses on pipeline trail was seconded and passed. One board member abstained.

13. **3 Forms handed out at meeting for review/approval:**

- a. Architectural Control Committee Change Proposal
- b. Architectural Control Committee Violation Inquiry and Report Form
- c. Weatherby Estates Homeowners CC&R Escalation Policy

Motion to accept Architectural Control Committee Change Proposal Form (presented by Tawna) was seconded and passed unanimously. Tawna will send an electronic copy to Kevin so he can add it to the website. Other two forms were put on hold until the next Board meeting.

**14. Business not addressed due to time restraints.**

- Review and approve 2/2008 Board minutes, 3/2008 HOA Community minutes.
- Review and approve the 2008 budget.
- Approve of fence and electrical box. Status update
- Fix damaged fences surrounding ponds. Status update.

Meeting adjourned: 9:30pm