

Weatherby Homeowners Association  
February 17, 2008  
Board Meeting

Attending:

Tawna Wilsey  
Paul Anderson  
Pat Waller

Becky Fox  
Jodi Pugsley  
Mary Armstrong

Sterling Dodd  
Kevin Bowen

Call to order

Topics of Discussion:

1. Reviewed and approved minutes from last board meeting (Jan 18<sup>th</sup>).
2. Dangerous trees in NGPA commons area near the Fox home were removed.
3. Jodi and Becky to update budget numbers within QuickBooks, then send to BOD via email so that the BOD can vote to approve/disapprove. Need to include Website expenses. Need budget paperwork ready for the Annual Meeting. Add line item for \$55 portable locking cabinet for HOA documents for security.
4. Annual Meeting notice reviewed. Changed "Nominations for HOA President" to "Discussion for volunteers to join the Board or ACC".
5. Discussed term expiration dates for each BOD. Pat, Mary, and Tawna 2009, Kevin, Sterling, and Paul – 2010, and Becky, Rich, and Jodi – 2011.
6. Retention Ponds. HOA to pay for rental fees for tools to be used during work day, will not pay for new tools to be purchased. Need Indemnification Agreement available to sign before the work day begins. No children allowed to help.
7. Treasure's report. Photo copy checks to keep as proof of payment. Discussed charging \$30 for NSF checks to cover fees. Voted on and approved by all present. Becky to add contact information and due date on future invoices. Also add \$30 NSF charge and change \$25 late fee to 12% late fee as per the CC&R's. Becky working on switching to new insurance provider (State Farm from Whitefield) by April 1<sup>st</sup>.
8. Road Safety during snow and icy conditions – Mary Armstrong to be first to call with Rich Tarter as a back up. Contact information given in Agenda.
9. Discussed how to handle future damage claims. Further discussion needed. Pat to write up procedure and will present at next meeting.
10. Voted to reduce the number of signatures required on checks from two to one. Becky will write the check then get Pat or Paul to sign. Pat and Paul to meet at the bank to remove Will's name.
11. Tawna presented a review of the ACC meeting held prior to the BOD meeting. Discussed writing up a general notice to all neighbors reminding them to submit proposals to the ACC and provide a list of current items not meeting CC&R standards.
12. Jodi to call developer to discuss having the "no trespassing" and orange fence removed from blocking Weatherby property at entrance to subdivision.
13. Voted to allow "vote by email" to approve 2008 budget when it is emailed to Board members.
14. Kevin to create [treasurer@weatherbystates.org](mailto:treasurer@weatherbystates.org) email address for website.
15. Next BOD meeting April 20th at 6:00 at Kevin's house.

End of meeting