

Weatherby HOA

Meeting Minutes: 01/20/2013

Board Members in Attendance: Steve Berner, Raymond Swearingen, Rich Tarter, Becky Fox

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:05

Quorum: yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 12/16/2012
  - MSP 4-0 – Minutes Approved
- 3) Open Forum: No community members present
- 4) Discussion of all homeowner financials meeting scheduled for 1/22/2013
  - Budget wording
  - QuickBooks sets categories as a business rather than a non-profit
  - Revised FY 2013 budget
  - Information needed to address questions in meeting
  - Negative amounts in budget are carry over from prior year of fines and fees paid late
  - Ballot and owner contact information updates
- 5) Discussed potential new ACC members
  - Rich to discuss with new families in neighborhood so see if interested
  - Vacant board position (VP)
  - Current board positions
  - Absorption of VP duties by President for time being
- 6) Discussed the tree trimming along Pipeline road
  - Only one person in neighborhood has responded to offer to have wood

- Locks on gates have been replaced – appear to have been removed by PUD or county for entry to trim trees

7) Discussed new neighboring housing development

- Road probably not open anytime soon

8) Discussed homeowners not eligible to vote on budget at financials meeting

9) Discussed letters sent to past due homeowners and status of those turned over to collection agency

10) Discussed additional delinquent homeowners to be turned over to collection agency

11) Discussed pond work and maintenance free landscaping plan

- Lower bid received
  - i) Lower areas – Rock in place
  - ii) Other areas to be cleaned up and dirt removed and used as fill throughout HOA property or requesting homeowners
- Use 2 inch river rock and getting finished neatly
- When completed we can re-bid landscaping contract to 3 times a year
- Additional issues and plan from previous landscaper
- Money not being spent on 6 months of maintaining old landscaping will pay for much of the new maintenance free landscaping
- Specific bid to accept and cost reduction benefits
- By end of February would like to have greater dollar reserves and eliminate further costs

12) Discussed agenda for financials meeting

- Steve to open meeting
- Becky to discuss budget and answer questions
- Anne Marie is attending

13) Discussed 30-day notice clause in landscaper contract and Anne Marie's contract

- Typical 1-year contracts are generally for larger HOA's

14) Discussed specific homeowners yard previously not in compliance

- Plan to visit after snow had melted
- Who should review yard
- Homeowner had previously committed to become compliant before year end (2012)
- Homeowner had previously committed to pay dues owed before year end (2012) and has not

15) Discussed dog complaints

- Animal control has visited a specific homeowner based on complaints to county filed by neighbors
- Nuisance and dangerous dogs – specific homeowners are afraid to let children play in yard because of neighbors dogs

16) Discussed additional concerns with violations and next steps for dealing with them

17) Discussed what to cover at annual meeting

- Boards plans to address non-compliance issues
- We have reduced every year since past high year
- Plan to reduce costs further
  - i) After landscaping, Anne Marie's service is next most expensive budget item
    - (1) Eliminating would require additional volunteers to pick up administrative duties
- Consistent nice look throughout neighborhood helps to boost property values
- Why utilities bill went up over last year
  - i) Waterfall has run constantly after upgrades and not shut down for winter based on contractor recommendations
  - ii) If there was a rate change
  - iii) Still believe we have lower costs based on multiyear comparison
- Overall goal is to reduce assessment every year

18) Adjournment 6:45 PM

- MSP 4-0 to Adjourn