

Weatherby HOA

Meeting Minutes: 2/15/15

Board Members in Attendance: Steve Berner, Raymond Swearingen, Becky Fox, Craig Cox

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:05 PM

Quorum: Yes

1) Bring Meeting to Order

2) Review and Approve Minutes for 11/16/14

- MSP 4-0 – Minutes Approved

3) Landscape Updates

- Need work party for spring cleanup and chipping of Alders
 - i) Craig will arrange to rent a wood chipper when time comes
- Discussed possible rock projects

4) Financials Discussion

- Anne Marie's service price increase
 - i) No increase since she started
 - ii) Discussed time she spends working for us
 - (1) Items she does
 - (2) Her time at court and other special events are additional charges
 - (3) Reviewed issues she has helped us with in the past
 - iii) Reviewed and discussed alternatives
- Two garnishments on long delinquent homes owners
 - i) One is about to start
 - ii) The other not able to enforce at this time
 - (1) Unable to obtain employment information

- (2) Discussed if someone now living in home in question
- iii) Remaining option is foreclosure
 - (1) Costs involved to set in motion
 - (2) Mortgage holder first in line for proceeds
- iv) Discussed if anything else attorney can do to enforce garnishment
 - (1) Can Anne Marie do employment verifications without attorney's fees
- v) Discussed how garnishment amounts are determined by Judge
- vi) Back amounts owed
- Additional discussion on Anne Marie price increase
 - i) Her service is a form of insurance as long as legal situations exist
- Budget discussion
 - i) If we lower assessment to \$425 – current budget estimates show \$2100 shortfall
 - (1) Possible areas we could cut
 - (2) Going to \$425 too low
 - (3) Extra expenses from last year
 - (4) Reducing expense by \$1000 can carry over surplus
 - (5) New Washington law requires reserves study to be conducted at cost of \$1500
 - (a) Is \$1500 correct amount for a small HOA like ours
 - (6) Will on-going maintenance plan let us keep reducing annual assessment
 - (a) Last time ponds need cleaning out they had lots of trees, but now not an issue
 - (b) Past work done by county will not be needed if we continue the on-going maintenance plan
 - (c) Cost stay low as long as we keep up with the maintenance
 - ii) Motion to set dues at \$450 for FY 2015 and make landscaping and reserve changes to budget
 - (1) MSP 4/0

5) Annual meeting discussion

- March 17th at Steve's house
- Status of board members' terms ending
 - i) Steve This year, 2015
 - ii) Craig and Raymond 2016
 - iii) Becky and Rich 2017
- One board opening possibly two for 2015 (Steve / Rich)
 - i) Discussed homeowners to ask if they are interested in being on the board
- Discussed Steve's tenure on board and making sure HOA is looking good before moving on
 - i) Been on board total of 7 years by end of current term
- Board needs to touch base on elections before 3/17 meeting

6) Vandalism issue has been resolved

- All responsible parties have paid for damages

7) Discussed if quarterly board meetings still working

8) Adjournment 7:23 PM

- MSP 4-0 to Adjourn