

Weatherby HOA

Meeting Minutes:02/16/2014

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 1/19/14 & 2/11/14 (annual Budget meeting)
 - MSP 4-0 – Minutes Approved
- 3) Discussed annual budget meeting to be merged with annual meeting (2015)
 - Assessments going forward will be due end of April (starting in 2015)
- 4) Plan to have annual meeting at Steve Berner's residence on 3/18/14
- 5) ACC
 - Next Saturday Craig and Rich to meet to review landscape plans
- 6) Discussed small claims court actions
 - Explained arbitration process
 - One significantly overdue homeowner was present with HOA and arbitrator
 - i) Payment plan agreed to and accepted by HOA during arbitration process
 - Remaining significantly overdue homeowner scheduled for court appearance and arbitration on 2/15/14
 - i) Discuss process if party in question does not show up in court
 - (1) HOA must have proper documentation to show claim in order to receive default judgment
- 7) Discussed home owner payment plans
 - Three homeowners on payment plans are honoring agreements and in good standing
- 8) Discussion of Annual Meeting on 3/18/14

- Agenda specified in by laws
- Each officer must give report of their office
 - i) Discussed details of times that should be mention in each report
- Election of officers
 - i) Craig filled in a vacant term and must be accepted by homeowners
 - ii) Rich and Becky's terms are ending and must be re-elected for new term
 - iii) Raymond to review Anne Maries proposed agenda to verify compliance with by-laws
 - iv) Discussed quorum rules for election
 - v) Discussed sending out email reminder before meeting
 - vi) Meeting will be at Steve Berner's residence (Lot 11)

9) Landscape Report (Tree planting project)

- Craig to meet with John Eder to discuss tree planting on his property
 - i) Discussed how best to plant trees along his property
 - ii) Discussed John would like to plant additional trees (at his cost)
- Discussed how best to plant trees on Ted's side of the pond
- Discussed need to mark area and call dig safe number before digging
- Discussed arrangements made for tree delivery
- Discussed how to get trees watered
 - i) Must be watered before turning brown
- Discussed chain link slates to block view of gates

10) Discussed CCR change document filing and waiting for lawyer to confirm

11) Adjournment 7:00 PM

- MSP 4-0 to Adjourn