

Weatherby HOA

Meeting Minutes: 02/17/2017

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: Craig Cox

Meeting called to order at: 6:15

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 1/20/13 regular and 1/22/13 Budget meeting
  - MSP 4-0 – Minutes Approved
- 3) Discussed what is being done with landscape changes
  - Cleaning up all common areas
  - Prepping for low maintenance landscaping plan
  - Will do all areas except ditch on 104<sup>th</sup> ST at 205<sup>th</sup> DR due to cost of rocking it
  - Will need to contract landscaper for on-going maintenance in the spring, mid-summer and Fall
    - i) Anticipate change will eliminate thousands from the budget next year
- 4) Discussed waterfall items
  - Waterfall was off during much of 2011 vs 2012
  - Pulling multi-year data to get consistent comparison on utility costs to determine how much is actually being saved from waterfall changes last year
  - Spending more on water but less on electricity
  - if Anne Marie has sent last utility data yet
  - If we should drain waterfall in winter months to save money
    - i) Will keeping it running help with home sales – does it look better to see it running vs empty
  - Craig has replaced two side lights with better quality ones and will continue to replace with better lights as original ones fail
  - Ideas on re-doing full waterfall area

- i) Having grass items removed

5) Landscape removal and clean up items discussed

- Will have a boarder around trees
  - i) Using 4x4 posts to keep rock from bleeding into bark
  - ii) Steve to ask about pressure treated 4x4's
- Details on area for bark & rock, will have to walk around when prep-work done
- Rock with weed block not effective, will need to spray for weeds occasionally
- How to keep area nice without spending as much money
- Need workday to spread bark
- This spring when project completed neighborhood should look sharp
- Need for bigger and more established plants because of slow start in 205<sup>th</sup> cul-de-sac
- Mix of bushes and plants to use
- Even if just barked looks much better and help property values
- Continuous improvements over last few years
- County contacted us to do another one-time clean up
  - i) Two smaller ponds for free
  - ii) Large pond overflows to wet land therefore under state jurisdiction
- Timeline getting current landscape project completed
- Greg plans to work on replacing lights under tress because original ones not aging well
  - i) Replacement lights better quality
  - ii) Replacing through attrition as old ones fail

6) Discussion of March annual meeting

- Becky was appointed to fill vacant position by board and must now be voted on by whole HOA
- Raymond's term is ending and must be re-elected
- One is currently unfilled, term would also be ending this year

- Specific individuals to nominate
- Sending out general emails to community to get some interested
- As per CCR's meeting must be 3<sup>rd</sup> Tuesday of March at 7:30 pm, this year is 3/19
- Election process and required items for annual meeting
- Quorum rules
- Asking for questions ahead of time because Alpha's closes at 9PM
- Agenda determined in CCR's
- Preparing ballots

#### 7) Financials discussion items

- Current account balance is \$9212
- Dues paid in by homeowners so far
- Updates on homeowners behind on assessments
- Progress on compliance issues with specific homeowners
  - i) One nuisance dog is gone another to be leaving in 6 weeks
  - ii) Lawn has been improved
  - iii) Status on waived fines and current fines
  - iv) Fines will start as of January because 2 years behind
    - (1) Must pay or submit reasonable payment plan
  - v) Collections agency update
    - (1) Not successful so far
    - (2) Changing collections agency
    - (3) Do not owe current collection agency because no monies were collected
    - (4) Already have lien on house
      - (a) Gives HOA some leverage but no directly fee recovery
    - (5) 30-day notice to terminate contract with collection agency

vi) Info given to collection agency

vii) Steve to continue to pursue with collection agency

- No other outstanding compliance issues

8) Raymond to reserve room at Alphy's for annual meeting

9) Adjournment 7:20 PM

- MSP 4-0 to Adjourn