

Weatherby HOA Annual Meeting

Meeting Minutes: 03/15/2016

Meeting Location: Alphy's Pizza – Monroe

Board Members Present: Becky Fox, Craig Cox, Raymond Swearingen

Meeting called to order at: 7:08 PM

1) Bring Meeting to Order

- Introductions and greetings from Becky

2) Notice of meeting sent

3) Read minutes from last annual meeting as per by laws (3/15)

- Motion to approve minutes passed

4) Report of officers

- President – Becky Fox
- Vice- President – Steve Harper
- Treasure – Jamie Eder
- Becky gave combined report as Steve & Jamie were not able to attend

i) Board now meets Quarterly instead of monthly

ii) Houses in neighborhood tend to sell quickly

iii) Landscaping improvements

(1) Situation with Arborvitae & Cypress trees

(2) Future plans – 205th DR & 104st improvements

(3) Most common areas are now low maintenance

(4) Issue with plants on 205th Ave cul-de-sac not taking hold

iv) Recent movement on legal situation with significantly delinquent homeowners

(1) Basic nature of issues and collections process

(2) Not including judgments awarded in annual budget

- v) Financial & budget review
 - (1) Reviewed proposed 2016 budget
 - (2) Reasons for keeping reserves
 - (a) Regular maintenance items spread over 5-year period
 - (b) Minimizing risk of needing special assessment for unexpected expenses
 - (3) 2016 assessment is set for \$375
 - (a) Down from \$425 in 2015
 - (b) This is an equilibrium amount without additional buildup of reserves as done in past
- ACC – Craig Cox
 - i) Discussed proposed speed bumps
 - (1) Petition needed for county approval
 - (2) Same style as in Hidden Ridge area
 - ii) Work party slated for May 7th
 - iii) Open positions on ACC
 - (1) Described nature of work & approval process
- Secretary's report
 - i) Records minutes at each meeting
 - ii) Maintains Weatherby web site (<http://weatherbystates.org>)
 - iii) Minutes are posted to web site once approved by board at next meeting
 - iv) All forms available on web site
 - v) Discussed recent issues with spam & homeowners email list
- 5) Becky gave description of history of HOA and discussion of past issues leading to approach of staying on top of matters before becoming legal problems
- 6) No reports from committees
 - Discussed safety committee and how neighborhood looks out for each other
 - Discussed annual community garage sale

7) Elections

- Annual budget ratification
 - i) Budget approved by board and ratified by community
- Board members
 - i) Reviewed election process in by-laws
 - ii) Community elects board members then board meets to assign specific offices
 - iii) Discussed length of terms and elections
 - iv) Raymond & Craig's terms are expiring
- 14 votes and 5 proxies all voting to re-elect the 2 board members
 - i) Since quorum was not present, vote will be accepted and if contested we will hold a special meeting and new vote

8) Additional discussion items

- Powerline road – issues and possible solutions
 - i) Easement on HOA property
 - ii) Off-road motor bikes & quad runners causing noise issues and are not permitted
 - iii) Discussed placing private property and no motorized vehicles signs
- Trash on new road to neighboring sub-division
- City of Everett may put up gate
- Fiscal year starts in April and invoices to go out following budget approval

9) Adjournment 7:45 PM

Weatherby HOA Special Board Meeting

Meeting Minutes: 03/15/2016

Meeting Location: Alphy's Pizza – Monroe

Board Members Present: Becky Fox, Craig Cox, Raymond Swearingen

Meeting called to order at: 7:50 PM

As per by-laws new board to assign officers following election during annual meeting

Motion to keep all officers as it

- President – Becky Fox
- Vice- President – Steve Harper
- Treasure – Jamie Eder
- ACC Chair – Craig Cox
- Secretary – Raymond Swearingen

MSP 3/0 – Motion carried

Adjournment 7:53