

## Weatherby HOA

Meeting Minutes: 03/16/2014

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:06 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 2/11/14 (budget meeting) & 2/16/14 (reg. board)
  - MSP 5-0 – Minutes Approved
- 3) ACC Updates
  - One specific home owner moved trailer from driveway that had been complained about
  - One additional home for sale in neighborhood
- 4) Tree planting
  - All trees planted
  - When rain settles need to check they are all straight
  - Two trees were not planted because area was too saturated with water
  - Eventually plan to remove alders around ponds
  - Positive reports from neighbors around new trees
  - 12-15 people turned out to help on workdays
- 5) Annual meeting planning and discussions
  - Reviewed agenda specified in by-laws
  - Officer reports
  - Need to mention financial and annual all homeowners meeting to be combined
  - Changing fiscal year to April so assessment now due end of April
    - i) Budget will be approved 3<sup>rd</sup> week of March at new combined meeting

- Dues over last few years have gone down each year
    - i) Work parties have helped to make that possible
  - New landscaping and trees will let us get rid of alders and help reduce frequency of pond maintenance
  - Trees around ponds are needed for compliance with county regulations
  - Large pond overflows to a wetland area and river that leads to Sound, thus there are additional state regulations we must comply with
  - County sent street sweeper through
    - i) The operator told Rich all but two catch bases are in good shape
  - ACC to mention rules for repainting
  - Secretary report
    - i) Forms available on website
    - ii) Contact update sheets – Raymond to prepare
  - Vice President report
    - i) Landscape updates
      - (1) Maintenance free changes saving us money
  - President report
    - i) Summarize the past year
      - (1) Projects
      - (2) Expenditures
      - (3) Most other HOA's keep raising dues but we are lowering ours
      - (4) Updates and explanations regarding recent small claim's cases and possible garnishments
        - (a) If a bank forecloses on a property because we have a judgment against them they still must satisfy the judgment regardless of the foreclosure disposition
- 6) Discussed issue with a specific homeowners drainage issues onto a neighbor's property
- 7) Discussed legal issues and depth to be discussed at annual meeting

- How much to mention without being specific about individual situations
- How garnishment amount is determined by court and employers human resources department
- If significantly over due assessments are paid we can progress faster with project completions

8) Discussed fixing the 205<sup>th</sup> Ave Cul-de-sac landscaping

- Plants did not take

9) Other issues regarding annual meeting

- To ask Anne Marie to send out reminders
- Anne Marie will not attend meeting

10) Financials update

- Current account balances
- 20 homeowners have paid this years assessment so far, 19 remain
- 3 still owe from past years
  - i) 2 are minimal amounts
- 1 new request for payment plan received
- Discussed timing for next projects vs available resources
  - i) Clean ponds out and cut down some alders this summer
  - ii) Clear brush in May
  - iii) What needs to be kept for shade
    - (1) Concrete ponds cause warm water issues if not properly shaded

11) Becky, Rich & Craig on ballot for open board slots

12) Discussed some very helpful people in the work parties and acknowledgment of hard work

13) Discussed quorum rules regarding election

14) Adjournment 7:11 PM

- MSP 5-0 to Adjourn