

Weatherby HOA Annual Meeting

Meeting Minutes: 03/17/2015

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

Meeting Location: Lot 11, Steve Berner's residence

Meeting called to order at: 7:34 PM

- 1) Bring Meeting to Order
- 2) Proof of Notice of meeting sent
- 3) Greetings from Steve
- 4) Read minutes from last annual meeting as per by laws (3/13)
 - Motion to approve minutes passed
- 5) Officers Reports
 - President – Steve Berner
 - i) Discussed FY 2015 assessment is lower again this year
 - ii) Situation Two significantly delinquent homeowners
 - (1) Court judgments
 - (2) Garnishment successful on one
 - iii) Steve announced he is stepping down from the board as his current term ends tonight
 - (1) Served 2 terms on board
 - (2) Overall neighborhood is in good shape
 - Vice President – Craig Cox (Covered by Steve as Craig could not attend)
 - i) Tree planting project from this past year
 - (1) Trees doing well
 - ii) Discussed barrier trees around ponds
 - iii) Discussed pond maintenance
 - iv) We are only HOA managed by Anne Marie that is lowering assessments each year

- (1) Keeping up with pond maintenance on a regular bases has helped us save money
- Treasures Report – Becky Fox
 - i) Reviewed Proposed budget for 2015
 - (1) Discussed actuals vs budget
 - (2) Professional fees include attorney's fees
 - (3) High water bill last year because of an undiscovered leak in waterfall system
 - (4) Considered reducing assessment to \$425 but felt this would be stretching things too tight
 - (5) Decided to set 2015 assessment at \$450
 - (6) Did not include anticipated from collections from garnishment situation Steve mentioned earlier in budget
 - ii) Discussed past 205th Ave Cul-de-sac project and how plants did not take
 - (1) Plans to re-vamp
 - iii) Discussed reserves being set aside for future pond maintenance
 - iv) Discussed new Washington State Law that requires HOA's to have a reserve fund audit study completed. Cost of study is \$1500
 - (1) This was not in the planned budget so it is coming out of the reserve fund
 - v) Discussed history of assessment amounts in past years
 - (1) 2010 - \$609
 - (2) 2011 - \$575
 - (3) 2012 - \$550
 - (4) 2013 - \$525
 - (5) 2014 - \$475
 - (6) 2015 - \$450
- ACC Chair Report – Rich Tarter
 - i) Rich announced he is stepping down from board due to personal reasons
 - ii) Discussed problem properties have been addressed

- (1) Fewer problems and complaint this year as compared to past years
- iii) Overall homes in HOA are looking good
- iv) Past issues have required interpretation of CCR's but rules have been updated and clarified over time making this much easier
- v) Rich gave credit to Steve for making things much better during his term
- vi) Rich explained how much he has enjoyed being in the neighborhood and the importance of community involvement and how much people care
- 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

6) Election

- Reviewed election process
- Community elects board members then board meets to assign specific offices
- Discussed length of terms and elections
 - i) Steve Berner 2012-2015
 - ii) Craig Cox 2013-2016
 - iii) Raymond Swearingen 2013-2016
 - iv) Rich Tarter 2014-2017
 - v) Becky Fox 2014-2017
- Steve's term is expiring and Rich is stepping down
 - i) Two open slots
 - (1) One is 3-year term 2015 - 2018
 - (2) The other is for the remainder of Rich's term
 - (a) 2014 - 2017

- Since no quorum was present vote will be accepted and if contested we will hold a special meeting and new vote. Between proxies and in person 12 votes cast
- Balleets passed out and votes taken
 - i) Budget and assessment amount of \$425 approved
 - (1) 12 votes in favor none opposed
 - ii) Jamie Eder & Steve Harper elected to fill open board slots
 - (1) 12 votes in favor of each
 - (2) No other candidates

7) Adjournment 8:10 PM