

Weatherby HOA Annual Meeting

Meeting Minutes: 03/18/2014

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

Meeting Location: Lot 11, Steve Berner's residence

Lots represented at meeting: 11, 15, 29, 37

Meeting called to order at: 7:39 PM

- 1) Bring Meeting to Order
- 2) Notice of meeting sent
- 3) Greeting from Steve
- 4) Read minutes from last annual meeting as per by laws (3/13)
 - Motion to approve minutes passed
- 5) Financial Report and discussions
 - Reviewed 2013 profit & loss statement
 - Landscaping and maintenance items
 - 2014 budget reviewed
 - Reviewed account balances
 - New assessment set for \$475
 - Past years assessments
 - i) 2010 - \$609
 - ii) 2011 - \$575
 - iii) 2012 - \$550
 - iv) 2013 - \$525
 - v) 2014 - \$475
 - Assessment continues to be lowered each year and hope to do so again next year
 - Need to re-do 205th Ave Cul-de-sac because plants did not take
 - Tree planting project

- Future projects
- Next year financials meeting will be merged with annual meeting
 - i) Fiscal year changed to April – April to match
- HOA income basically once a year
- Total of approximately \$10,000 in significantly over due accounts
 - i) Homeowners in question also responsible for all attorney's fees
- Next biggest expenditure is property management services
 - i) Discussed problems Anne Marie has prevented
 - ii) She took us through the small claims process and represented us there
 - (1) Liens and Forecloses result in HOA owning property
 - (2) Hard to actually recoup fees in foreclose situation
 - (3) Small claims court rules forces payments and / or garnishments
- Recent small claims cases against specific homeowners
 - i) Assessments were significantly over due
 - ii) Reach an arbitrated agreement with one homeowner for a reasonable payment plan
 - iii) Second homeowner did not show up in court. After showing documentation of debt to Judge we were granted a default judgment for the full amount

6) Secretary's report

- Records minutes at each meeting
- Maintains Weatherby web site (<http://weatherbystates.org>)
- Minutes are posted to web site once approved by board at next meeting
- All forms available on web site

7) ACC report

- Discussion regarding ACC forms and approvals
 - i) Types of items that require ACC approval
 - ii) ACC approval required for changing paint colors

iii) ACC typically approves reasonable items and paint color choices

8) Presidents & VP report and discussions

- Assessment has dropped \$200 since highpoint in 2009
- Work projects help to keep dues low
- Trying to get all HOA owned land landscaped
- Alders in pond areas build up debris and result in more frequent pond cleaning
- Snohomish County has been very helpful in working with us and has allocated funds to our needs. Primarily because we do a good job of maintaining retention ponds
- Street light out on 215th Ave is county owned, not HOA
- Oil spots on streets in front of garbage cans due to trash truck leaking oil
 - i) Complaint has been registered, if situation continues can file complaint with EPA
- Board has taken on delinquent assessment issues
 - i) Anne Marie recommend small claims court and it worked well
- Paying cash for all things in a fiscally responsible manor
- HOA wants to keep bringing up everyone's home values

9) Discussion regarding past neighborhood issues and what has been resolved

10) Election

- Reviewed election process in by-laws
- Community elects board members then board meets to assign specific offices
- Discussed length of terms and elections
- Rich, Becky and Greg terms are expiring
- No other candidates
- Since no quorum was present vote will be accepted and if contested we will hold a special meeting and new vote
- 4 votes and 2 proxies all voting to re-elect the 3 board members

11) Adjournment 8:29 PM