

Weatherby Estates Homeowners Annual Meeting

Tuesday March 19th, 2013

Minutes

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

Homeowners in attendance (by lot number): 9, 11, 15, 26, 29, 38 (by Proxy)

Meeting Location: Alfy's Pizza in Monroe

Meeting called to order at: 7:52

- 1) Meeting brought to order – Steve Berner (President)
- 2) Proof of notice of meeting
- 3) Read Minutes from last annual meeting (03/20/12)
 - Motion to approve minutes
 - MSP 6-0
- 4) Presidents report (Steve)
 - Assessment had been lower every year since high point
 - HOA responsible for repairing damage to HOA owned property
 - Continue to improve neighborhood and reduce assessments
 - Fewer compliancy issues
 - Currently two residence behind on dues
 - i) Working to rectify situations
- 5) ACC Report (Rich)
 - HOA landscaping changes
 - i) Move toward low maintenance landscape

- No major changes by individual homeowners
 - i) One new shed this year
- One residence has remaining compliance issue but showing some improvement
- Discussed pet issues
 - i) Pet limits with inside animals
 - ii) No livestock or commercial breeding allowed
 - iii) Discussed if a specific resident has a compliance issue
 - iv) Question from floor regarding new dog in neighborhood
 - (1) New dog is in training to become a service animal
 - v) Rich to inquire about dog situations
 - (1) Neighbors with dog complaints must report to county animal control
 - (2) Discussed role of animal control and its effectiveness
 - vi) Discussed livestock rules in bylaws and CCR's
- Discussed if people reporting to Sheriff violations of people parking in walkway
 - i) No parking is allowed in walkways – Sheriff can issue parking ticket to violators
 - ii) Low priority to Sheriff's department however

6) Financials Report (Becky)

- Reviewed 2012 & 2013 budget
- Discussed opening savings account for cash reserves such as pond maintenance
- Question from floor: is end goal to get assessment as low as possible?
 - i) Hope to get into \$300-\$400 range eventually
 - ii) New low maintenance landscaping part of plan to lower dues
 - (1) Hope to only need a landscaper 3 times a year

7) Secretary's report (Raymond)

- Minutes are posted to website (www.weatherby.org)

- Discussed website and if some links are broken

- i) If some older items should be removed from website

8) Question from floor regarding dog in invisible fence area

- What to do if there is a trespassing dog causing problems for resident dog
- Animal control complaint and civil litigation are main options short of physical fence

9) Election (3 open slots, each resident can vote for 3 candidates)

- Ballots cast
 - i) 6 Votes for Becky
 - ii) 6 Votes for Raymond
 - iii) Zero write in votes
- One proxy
- Anne Marie to send email about attendance and quorum rules

10) Closing comments from Steve

- Discussed neighborhood is getting better and board will continue with improvements and lowering assessment

11) Adjournment 8:45 PM

- MSP 6-0 to Adjourn