

## Weatherby HOA

Meeting Minutes: 04/15/2012

Board Members in Attendance: Steve Berner, Brian Vocca, Martin Scoones, Raymond Swearingen, Rich Tarter

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:50 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 03/18/12, 2012 Annual Meeting and 3/20/12 Special Board Meeting
  - MSP 5-0 –Minutes Approved
- 3) Open Forum: No community members present
- 4) ACC Report
  - Falling fence on a specific lot – was fixed then broken again
  - Tarp visible from road on specific lot is gone
  - Discussion of being good neighbors and helping neighbors vs. boundaries of being a board member and doing things as representing the board
  - Discussed specific home owner with compliance issue in progress to resolve it
- 5) Financial Update
  - Letters went out last month to those who are carrying a balance. 7 home owners owe money. Second letters goes out in April. 1 home owner making payments as agreed. 1 verbal commitment. Remaining 5 are non-compliant.
  - Martin to ask Anne Marie to pursue payment plan for specific home owners
  - Overall financial situation looks good. Utility costs look really good thanks to waterfall pump changes.
- 6) Nuisance Issues (Dogs)
  - Discussed information given to those complaining
  - Discussed apparent status of a specific dog / homeowner in question

- Discussed there are several frustrated non-dog owners with various nuisance dog issues

#### 7) Landscaping Plans and Timing Discussion

- Tree that has recently fallen on HOA fence and need to be taken care of.
- Ordering more bark to finish landscaping along new road. Estimate 5 yards bark needed. Also 5 yards of top soil for grass area.
- Butch has offered to maintain new grass area along road that borders their property
- Work party on 4/28 or 5/12
- Discussed if we get some funds from past due homeowners we would be positioned to tackle next major landscape project
- If budget allows we would like to finish all major landscaping projects this summer
- Reviewed the plan of projects and neighbors bordering proposed project areas that have agreed to maintain once completed.
- Discussed houses for sale in neighborhood. Home values seem to be rebounding to a value of 4 or 5 years ago.

#### 8) Fine and Fee Schedule Review and Discussion Points

- Vehicles parked in walkways
- Fining policy for trash cans left out, improper parking etc.
- Current policy states an item must be in violation for 15 days or more. Some violations don't make sense under current policy because they are short term violations.
- Simple modifications to guidelines to enforce short term type violations
- Can board enforce regularly
- Latitude the board has with fine enforcement
- Contacting other HOA's to see what their policies are like and what works for them
- If legal issue enforceable by police (such as improper parking) HOA should not try to enforce. Affected Neighbors should complain to Sheriffs traffic division to address.

#### 9) Trees Growing into Power lines

- Email was passed on to community from Snohomish County Public Utility District (PUD) arborist regarding trees growing into overhead lines on Pipeline Road. Trees to be removed and

processed. Brush will be chipped up and trees suitable for firewood will be left in 4 foot sections for anyone to take. No responses from letter so far. Trees will be marked and cut. PUD contact information was in email.

10) Hidden Ridge two Plans

- Discussed if we know of other items being done on new road besides current construction.
- Discussed county will put up no outlet signs where new road connects to 104<sup>th</sup> St.

11) Power line Discussion

- Letter from Bonneville Power Administration (BPA) regarding work they will be doing to clear vegetation under the high voltage power lines along north side of neighborhood. Letter address to HOA was sent to Becky (former president) and passed onto current board. Steve to contact BPA to update their contact information.

12) Adjournment 8:12 PM

- MSP 5-0 to Adjourn