

Weatherby HOA

Meeting Minutes: 04/21/2013

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:30 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for March meetings 3/17(board), 3/19 (annual), 3/19 (board)
  - MSP 4-0 – Minutes Approved
- 3) Discussed Anne Marie sent out email regarding lack of quorum at annual meeting
  - No objections received from community
  - Motion to let meeting & election stand as is
    - i) MSP 4-0
- 4) Discussed open board position
  - Current board members are taking care of most issues
  - Role of open slot may be to help with the financials
    - i) Would help to eliminate need current service from Anne Marie
  - Re-petitioning neighborhood for someone to fill board slot
- 5) ACC Discussion
  - Committee roles and duties
  - Non-compliance issues
    - i) Tarp usage in neighborhood
    - ii) State of specific non-compliant home owners
    - iii) How we can use Anne Marie with compliance issues

- (1) Regular inspection by her of homes that continue to have compliance issues and charge back her services to non-compliant homeowners
- iv) Discussed specific compliance situations
  - (1) Rumors of trashing being dumped on property instead of using proper garbage service
  - (2) Dog issues
  - (3) Anne Marie making compliance check visits / inspection
  - (4) Role of board members dealing with problem homeowners
    - (a) Lack of power for board
      - Who to ask to fill open board slot
      - Lack of volunteers and if we should hire more work done instead of work parity's
      - Finishing up landscaping items
      - Discussed Sending letter to community asking for volunteers and work parties or dues may have to be increased to pay for labor costs
- 6) Financials Report
  - Discussed bank service fees and why we are being charged and if we should change banks
  - 7 Residence overdue on paying assessment
  - Current property values and houses on the market
  - 36/39 homes owners are making some form of payment or are paid in full
  - Discussed if time to turn over additional homeowner to a collections agency
    - i) Specific home owner is two years behind on dues
  - \$11,388 current bank balance
    - i) Should be enough to carry through year end
  - Discussed current board members terms
- 7) Discussed sending test email from specific resident who is not sure they are receiving group emails from HOA
- 8) Discussed how to send emails to homeowners with [lot.##@weatherbystates.org](mailto:lot.##@weatherbystates.org) format

- 9) Discussed rumors of break-in's in neighborhood
- 10) Discussed past reports of hazardous trees
  - Current hazardous tree document
  - i) Outlines procedure homeowner must follow to request a hazardous tree be removed from HOA owned land
- 11) Discussed Debt recovery plan
  - Changing debt collection agency's
- 12) Rich presented draft of letter to board for review before sending out to community
  - Regular spring cleanup letter to homeowners
  - Discussed time for people to paint houses
  - Discussed letter reminding people to not park in the walk ways
- 13) Discussed if political signs are allowed
  - Raymond to check CCRs
- 14) Becky to check with Annie Marie on a residence payment plan and bank fees
- 15) Rich to check with Annie Marie on inspecting specific lots that are non-compliant
- 16) Steve to ask Greg about being on board
- 17) Adjournment 7:37 PM
  - MSP 4-0 to Adjourn