

Weatherby HOA

Meeting Minutes: 04/27/2014

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:06 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Hold elections for specific board positions for this fiscal year
 - Motion to keep all positions the same
 - i) MSP 5-0
 - ii) President: Steve Berner
 - iii) Vice-President: Craig Cox
 - iv) Treasure: Becky Fox
 - v) Architectural control committee chair: Rich Tarter
 - vi) Secretary: Raymond Swearingen
- 3) Review and Approve Minutes for 3/16/14 board meeting and annual meeting on 3/18/14
 - MSP 5-0 – Minutes Approved
- 4) ACC Discussion
 - New upcoming project request from resident – Swing set & fence
 - Issue reported with resident and trash pile
 - i) Rich to ask Anne Marie to inquire
- 5) Discussion of Court cases regarding overdue homeowners
 - Status of specific resident on payment plan as agreed to in mediation
 - Situation of court judgment against specific resident regarding unpaid dues
 - i) Garnishment petition filed may take 30 days to process

- ii) Lien in place and process if house is sold

6) Landscaping discussion

- Need to set up plans to spray or removed alders near ponds
 - i) Craig to plan workday to clear pond areas
 - ii) Reviewed specific areas to clear
- Pond cleaning in future
- New trees recently planted and watering
 - i) A few trees are in constantly flooding area near lower pond
 - (1) May rock area to help drainage
- New landscaper
 - i) Positive feedback
 - ii) Plan to visit every 2-3 months
 - iii) Need someone to spray each month
 - iv) Issue with hedges falling down bank near entrance

7) Financials discussion

- Dues paid and current account balances
- Five homeowners still owe dues
- Proposed payment plan arrangement received from specific homeowner
 - i) Motion to accept proposed payment plan
 - ii) MSP 5/0 motion carried
- More maintenance free landscaping
 - i) Rocks & trees

8) Proposal to change board meeting schedule to quarterly instead of monthly

- Timing related to annual meeting
- New meeting schedule:

- i) Board meetings August, November, February, May
 - ii) March annual meeting
 - iii) Board meetings 3rd Sunday of month during meeting months
 - iv) Work on projects will continue between meetings
 - Need written resolution appended to bylaws for:
 - i) Budget meeting change – in conjunction with March annual meeting
 - ii) Assessment payments due on April 30th each year
 - Motion to accept new board meeting schedule
 - i) MSP 5-0 motion carried
- 9) Discussed CCR change to section 6.23 was officially filed with county
- 10) Discussed having Anne Marie send out spring reminders email to residents similar to past year
- 11) Adjournment 7:09 PM
- MSP 5-0 to Adjourn