

Weatherby HOA

Meeting Minutes: 05/17/2015

Board Members in Attendance: Becky Fox, Craig Cox, Steve Harper, Jamie Eder, Raymond Swearingen

Meeting Location: Lot 8, Craig Cox residence

Community Member in Attendance: None

Meeting called to order at: 6:04 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 2/15/15, Annual meeting & special board meeting on 3/17/15
 - MSP 3-0 – Minutes Approved (two abstained, due not being in meeting)
- 3) New board members signed code of conduct
- 4) Open Forum – no community members present
- 5) ACC Report and discussions
 - Craig has made electronic copies of ACC Documents
 - Craig to ask landscaper to do cleanup of area
 - Areas that may need to be rocked due to drainage issues
 - Trees and additional planting ideas
 - Anticipate work party in June to clean up around large pond area
 - Which trees need to be cleared and still allow coverage
 - How the trees planted last year are doing
 - Encroachment on common areas and trailers parked at homes
 - Old ambulance parked in neighborhood and that a violation the CCR's
 - Condition of a specific home not owner occupied
 - Back dues owed to HOA by specific homeowners
 - i) Garnishment and other attempts to collect the debt
 - Email for summer reminders regarding ACC

- Complaints from homeowners
 - i) Anne Marie's role in handling complaints

6) Landscaping Report and discussions

- Landscaper to come next week for cleanup project
- Low maintenance landscaping and having work done as needed
- 205th Ave Cul-de-sac re-do. Plants did not take
- Soggy ground and waterfall area
- Trees under power lines will be removed by power company
- Easement area at end of 205th Ave
 - i) Traffic in neighborhood
 - ii) Ideas on possibility of gating community with hidden ridge

7) Financials report and discussion

- Dues not paid
 - i) Two continuously overdue homeowners
 - ii) Payment plans
 - (1) Flexibility with homeowners as long as they work with HOA
 - iii) Garnishment situation with specific homeowners
- Savings and reserve funds
 - i) Cost of reserve fund audit process now required by state
 - ii) If someone in neighborhood may be able to do the audit
- Changing attorney's for garnishment situation in hopes of better results
- Liens on overdue homeowners
 - i) Motion to change attorney for garnishments
 - (1) MSP 5-0

8) Changes to resolutions

- Resolution 2 – standing board meeting location
 - i) Motion to change from specific lot to the location for upcoming meeting listed on web site
 - (1) MSP 5-0
- Resolution 6 – Committee heads
 - i) Discussed what the various committees are and do
 - (1) Garage sale committee to be headed by Jamie
 - (2) Incorporate emergency preparedness committee with safety/block watch
 - (a) Steve H. agreed to head
 - (b) Becky to get more information for Steve on county organization
 - (3) Legal management and nominating committee to be headed by Becky
 - ii) Motion to make changes to resolution 6 to reflect changes discussed
 - (1) MSP 5-0

9) Discussed reassigning board officer positions since not all were present at meeting when assigned.

- Motion to keep officer assignments as is
 - i) MSP 5-0

10) Adjournment 6:54 PM

- MSP 5-0 to Adjourn