

Weatherby HOA

Meeting Minutes: 05/19/2013

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:03 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 4/21/12
  - MSP 3-0 – Minutes Approved
- 3) Open Forum: No community members present
- 4) Discussed open slot on board
  - Greg as agreed to fill slot as VP
- 5) 2014 Elections
  - Greg to continue
  - Rich & Becky up for re-election
- 6) Financials Update
  - 8 homeowners not paid
    - i) 1 making payments and almost current
    - ii) 5 have contacted Annie Marie to setup payment plan
    - iii) Remaining 2 long overdue
  - Steve met with collections Attorney
    - i) Discussed collection plan
    - ii) Attorney charges \$200 an hour regardless of success
    - iii) Attorney's fees are passed onto delinquent homeowner and part of amount due
    - iv) HOA to cover fees until collection completed

v) Discussed situation of the 2 long overdue homeowners

(1) Foreclosure option

(2) Wage garnishment process

(a) High success rate with local employment

vi) Motion to turn over a specific homeowner to collections attorney

(1) MSP 3-0

- First collection agency did not have success but cost us nothing
- Steve to contact attorney with details

#### 7) ACC Report

- Discussed asking Anne Marie to make special visit to inspect homes with long standing non-compliance issues
- Any inspection charges from Anne Marie will be applied to non-compliant home owners
- Discussed having Anne Marie conduct inspection prior to turning over to collections attorney
- Discussed Rich's last visit to a specific non-compliant homeowner
- Discussed requests of potential buyer of a specific property
  - i) Pre-approval of trampoline and play house
    - (1) Typically acceptable but cannot pre-approve, current home owner must make request
    - (2) No provision for ACC to pre-approve as part of contract for house purchase
- Discussed revisiting trailer issue
  - i) Each homes appearance's effect everyone's property value
  - ii) Plan to reuse proposal and re-canvas neighborhood to address issue
  - iii) Discussed if we need special board meeting to discuss trailer issue
  - iv) Discussed challenge of absentee homeowners
  - v) Raymond to check on how old a proxy can be and rules around it
- Discussed Rich's letter to community

#### 8) Follow up items re-cap

- Steve – Trailer document and information regarding a specific homeowner to attorney for collections
- Rich – Contact Anne Marie for inspection visit
- Raymond – Research proxy rules

9) Adjournment 7:18 PM

- MSP 3-0 to Adjourn