

Weatherby HOA

Meeting Minutes: 07/28/2013

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:

Meeting called to order at: 6:15

Quorum: Yes

1) Bring Meeting to Order

2) Review and Approve Minutes for 6/23/13

- MSP 5-0 – Minutes Approved

3) Financials Discussion

- Considering savings account for future earmarked funds (maintenance items)
- Fees for bank account
  - i) \$7500 minimum balance to avoid fees
  - ii) Seems unreasonable for bank to charge us fees for our minimal usage and typical high balance
  - iii) Considering changing bank because of fee structure
  - iv) Will ask Anne Marie to negotiate with bank for better fee structure
  - v) Becky to check with other banks for better deal
- Situation regarding two significantly delinquent homeowners
  - i) Steve will instruct Anne Marie to contact a specific homeowner to either arrange a payment plan or risk foreclose proceedings (last chance)
  - ii) Steve working with collections attorney to exercise lien against other specific delinquent homeowner and begin foreclose process
    - (1) Discussed concerns and considerations in foreclosing
      - (a) Banks first in-line to collect proceeds – push back concerns
      - (b) Doubtful HOA will recover past unpaid assessments but if we do nothing problem will continue

- (c) Total cost of foreclosing
- (d) Success Rate of collections attorney
- (e) Steve to discuss concerns with collections attorney

4) Board terms

- Discussed who is in which term and process of Craig being appointed to fill vacated term
  - i) Appointment must be validated by homeowners at next HOA annual meeting

5) Discussed homes for sale in neighborhood and home pulled from market

6) Trailer issue discussion

- Steve presented current and proposed wording changes
- Possibility of getting it passed and proper notification to homeowners
- Proposed wording changes still good and were previously reviewed by attorney
- Considered how many home owners are currently eligible to vote and if would pass
- Timing and setting a date for the meeting to approve CCR changes
  - i) Set date for Tue 10/22/2013
  - ii) Canvas neighborhood to get proxies in September

7) Landscaping Discussion

- Work party for 8/10
  - i) Area to be barked
    - (1) Waterfall
    - (2) Small areas on 104<sup>th</sup>
  - ii) Landscaper to clean and prep area for barking
- Potential rodent issues in area
- More cats seem to be in neighborhood
  - i) Considered sending email to notify new people of problems with pets at large and wild animals in area

8) Next steps

- Steve to call attorney about executing liens
- Raymond to call Alphys for meeting on 10/22
- Craig landscape work party on 8/10
- Board members to encourage neighbors to participate in work party

9) Adjournment 7:29 PM

- MSP 5-0 to Adjourn