

## Weatherby HOA

Meeting Minutes: 08/17/2014

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: None

Meeting called to order at: 6:12 PM

Quorum: Yes

### 1) Bring Meeting to Order

### 2) Review and Approve Minutes for 4/27/14

- MSP 4-0 – Minutes Approved (Becky had not arrived yet)

### 3) ACC Discussion

- Houses being painted approved by ACC
- Rich has his own house painting approved by Steve instead of himself to avoid conflict of interest

### 4) Landscape Discussion

- Cleared alders by big pond
- Craig to spray for cat tails around big pond
  - i) Environmentally friendly spray options
- Need to remove tress – possible work day

### 5) Vandalism discussion

- Waterfall damage
- Security video
- Working to identify suspects
- Criminal and civil options
- Reporting to Sheriff's office
- Recent theft in Hidden Ridge development – discussed if connection

6) Discussed house in neighborhood that is now vacant

7) Financial discussions

- All homeowners paid up as agreed except for two long term outstanding
- \$9652 – Checking balance / \$3048 Savings balance
- Last water bill surprisingly high
  - i) Found that with waterfall and sprinklers off the water meter still runs
  - ii) Apparent leak in system
  - iii) Will leave water to waterfall off until need to fill it again
  - iv) No need for sprinklers so staying off
- Estimate \$1700 surplus in budget by year end
  - i) Includes cost of planting trees & with lowered dues this year

8) Legal Discussion

- Two severely delinquent homeowners have been taken to court
  - i) 1<sup>st</sup> homeowner – HOA given default judgment due to homeowner not appearing
    - (1) Continuing to pursue garnishment action
    - (2) HOA has a lien on this property – reviewed options if bank repossess property
  - ii) 2<sup>nd</sup> homeowner – made partial payments but then failed to continue payments as agreed in mediation settlement
    - (1) Will take back to court to resolve and request garnishment

9) Meetings schedule

- Quarterly meetings seem to be working okay
  - i) Between meetings business is handled via email
- Next regular board meetings, Nov, Feb, May & Aug
- Annual meeting in March to now include budget vote
  - i) Assessment to be determined and sent by April 1<sup>st</sup> due by April 30<sup>th</sup>

10) Resolutions discussions

- Resolution 18 – Concerning quarterly board meeting change
- Resolution 19 – Concerning due date of annual assessments
- Motion to accept resolutions 18 & 19 as written
  - i) MSP 5-0

11) November meeting items to consider

- Next projects and budget expenses
- Condition of ponds
  - i) No large sediment build up – can we go longer before next cleaning?
- If court judgment moneys received can we consider other projects?

12) Rich – Everyone that has campers & boats out currently okay because obeying 3 day rule

- Once exception – Trailer in right-of-way area past 205<sup>th</sup> Ave cul-de-sac
  - i) Discussed if visible from street or not
  - ii) No longer visible because of tree growth

13) Updating resolution 6 – sub-committee chair assignments

- Currently some listed no longer on board
- Tabled to November meeting

14) Additional discussion on vandalism issue

15) Adjournment 7:11 PM

- MSP 5-0 to Adjourn