

Weatherby HOA

Meeting Minutes: 08/18/2013

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: None

Meeting called to order at: 6:04

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 7/28/13
 - MSP 5-0 – Minutes Approved
- 3) Open Forum – no community members present
- 4) Financials Report
 - 6 homeowners not current on assessment
 - i) 2 long over due
 - ii) 1 on payment plan
 - Discussion regarding a specific long overdue homeowner
 - i) Sent letter requesting response by 16th – no response received
 - ii) Discussed proceeding with Lien
 - (1) Past removal of fine for non-compliance
 - (2) Now owes 3 years of un-paid assessments
 - (3) Past attorney discussions
 - (4) Consideration of putting back previously waived fine
 - (5) Willing to negotiate on fines but not past assessments
 - iii) Steve reported on discussion with attorney regarding situation
 - (1) Bank can't stop lien from being acted on
 - (2) If we foreclose, HOA will own house

- (a) Is there equity in house? - If not, no money to recover
- (b) Can't short sell
- (c) Could rent it
- (d) If we act on it we could get something out of it
- (e) Once judgment made in our favor, family has one year before they would be evicted
- (f) Cost of legal fees \$2,000-3,000 depending on other liens on the property
- (g) Title search costs \$300 and will identify if other liens on property
- (h) Discussed other basic costs and considerations
- (i) Could file simple law suit instead if we win judgment
 - (i) Can be repaid if house is sold within 10 years with proper legal procedures
- (j) Lawyer could draft letter to notify of foreclosure before we file on it

- Discussion regarding 2nd long overdue homeowner

- i) Can proceed with garnishments
- ii) Filing lien on property
 - (1) Motion to file lien on specific homeowner
 - (a) MSP 5-0

- Discussed responsibility of HOA mailbox ownership and broken lock on a mail box

5) ACC Report and discussions

- Rich has check on boats in neighborhood and all are in compliance with CCR's
- Discussed campers and RV issues
- Rules for amount of time boats can be left out
- Discussed if people who help on work parties can have assessments adjusted
 - i) Graduated assessments based on work party work
 - ii) Some HOA's wave assessments for those who do landscaping in neighborhood
 - iii) Adopt a right-a-way type ideas

- iv) Voucher for partial assessments payment for those who work on work parties
- v) Asking families to take ownership of common areas in exchange for discount on dues
- vi) Have families take care of jobs we normally higher out to do

(1) As homeowners in HOA liability issues are different than with un-insured contractor

- vii) Non-profit considerations

6) Landscaping report and discussion

- Follow up from work party 12-14 people showed up
- Discussed additional areas that need barking
- Considering rock vs bark in some areas
- Discussed budget for 205th DR area
- Discussed filling ditch with rock
- Additional discussion of homeowners performing HOA work needs for dues waiver
- Craig to call Ann Marie to discuss idea and considerations

7) Non-Permitted parking issue discussion

- Meeting on 10/22 at Alphys
- In September board to canvas neighborhood to get proxies for meeting
- Prepare packet for board members to use when contacting home owners
 - i) Copies of current and proposed wording
 - ii) Send out notifications that include proposed rules change
 - iii) Hand deliver notifications then send out official notification just prior to meeting
 - iv) Proxy form
 - (1) Ask for signed proxy, if present we will throw out proxy
 - v) Discussed numbers of votes needed to pass

8) Additional discussion regarding work parties for those who currently owe

- Amount of work needed in exchange for brining account current

9) Adjournment 8:20 PM

- MSP 5-0 to Adjourn