

Weatherby HOA

Meeting Minutes: 09/15/2013

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: 6:10 PM

Quorum: Yes

1) Bring Meeting to Order

2) Review and Approve Minutes for 8/18/2013

- MSP 5-0 – Minutes Approved

3) Financials Update and discussions

- Current account balance
- One past due homeowner on payment plan
- Q4 expenses for past years
 - i) Average \$5,000 spent in Q4
 - ii) Expenses that have changed over last 5 years
 - iii) Last year spent \$3,000 in Q4
- Expenses for Next year
 - i) Current balance includes future reserves such as pond and landscape maintenance
- \$2,000 - \$3,000 expected expense for rest of this year
- Quote for price of landscape rock as increased
 - i) Considering best timing of landscape items for best price of materials
- Prices of Hidden Ridge II homes being built
 - i) Should have positive effect on our HOA home values
- Information received from attorney regarding placing lien on a specific homeowners property
 - i) Significantly behind on assessment

- ii) Once in place will make one more attempt at payment plan request then pursue garnishment if no change
- iii) Discussed specific significantly delinquent homeowner
 - (1) Running out of viable options to collect
 - (2) Foreclosure not a viable option unless home values increase
 - (3) Current lien will help us collect if property sold in mean time
- Discussion regarding tendency to work on landscaping at entrance over back of neighborhood
 - i) Merit in improved first impressions at entrance and effect on home values
- Discussed changing bank
 - i) Annie Marie has found US Bank has a general account with no fees we could get
 - ii) Agreed to have Annie Marie pursue change

4) ACC Report

- Three homes have been approved for painting projects
- Two homes have been approved for yard projects
- Discussed garbage can complaint
 - i) Cans stored on side of house instead of out of sight
- Complaints received regarding a specific camper issue
- Complaints received regarding parking in walkway
- Discussed idea of delinquent homeowners paying off dues by performing landscaping items
 - i) Liability considerations
 - ii) Quality assurance concerns
 - iii) Better to just pay people outright?
 - iv) Helping those in need with lower dues
 - v) Board can arbitrate with those who need help becoming current with assessments
 - (1) Past precedent for payment plans
 - (2) Ground work set for flexibility

- (3) Homeowners doing work will need to sign a hold harmless agreement
- (4) Discussed having Steve ask attorney for opinion and legal items to consider
- (5) Considered if we need official resolution to define criteria
 - (a) Potential criteria items
 - (b) Extension of tradition of payment plans
 - (c) Should fines be covered or only assessments
- (6) Discussed concerns over possible abuses of plan and being fair to all

- Motion to ask attorney for legal option and draft specific criteria
 - i) MSP 5/0
 - ii) Steve to contact attorney
 - iii) Becky to draft plan

5) Discussed non-permitted parking issue

- Meeting scheduled at Alphys for October 22nd
- Meeting notice must be 14 days in advance
- Proxy rules and form
- Reviewed who is assigned to discuss in person with specific homeowners
- Need 75% of those eligible to vote for changes
 - i) Currently equates to 25 yes votes
 - ii) Only 8 no or none votes will fail measure
- Points to consider when meeting with homeowners
 - i) Proposal will help home values
 - ii) If one person allowed we must allow everyone

6) Landscaping Plans

- Going forward plan to plant more mature plants in fall even though more expensive
 - i) Past use of seedlings in spring has not worked very well

ii) Maintenance free as possible

- Need map to show all areas for landscaping
- Discussed what remains to be done
- Items for once a year maintenance plan
- Look at budget if we need to change reserves based on low maintenance landscaping plan
- Keeping reserves in separate account
- How will work off dues plan effect future budgeting

i) If we budget to hire work done and a homeowners does work, no net gain/loss for budget

7) Adjournment 7:36 PM

- MSP 5-0 to Adjourn