

Weatherby HOA

Meeting Minutes: 10/20/2013

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

Meeting Location: Lot 11, Steve Berner's residence

Community Member in Attendance: none

Meeting called to order at: 6:28 PM

Quorum: Yes

1) Bring Meeting to Order

2) Review and Approve Minutes for 9/15/13

- MSP 4-0 – Minutes Approved

3) Financials Report

- Discussed homeowners behind in paying assessments and on payment plans
 - i) One has made significant payment
 - ii) Lien put in place for a significantly delinquent specific homeowner
 - (1) Steve to work with attorney on exercising lien if no payment plan setup
 - (2) Cost of lien \$100 to file plus attorney's fees
 - (3) All costs charged back to delinquent homeowner
 - (4) Terms for having lien removed include resolving all non-compliance issues as well as paying costs incurred
 - iii) A specific home homeowner has now paid all past due assessment fees and part of next year
 - iv) Additional homeowners on payment plans
- Discussed offering option of landscape work in exchange for settling past due assessments
 - i) Duties would be work items normally the HOA hires out to be done
 - ii) Currently most landscape items low maintenance for winter
 - iii) Greg to consider possible maintenance items for consideration
 - iv) Discussed how best to approach past due homeowners regarding this option

- v) Considered logistics of work plan to ensure reasonable and fair plan
- Discussions regarding current and on-going expenses
 - i) \$10,000 - \$13,000 in expenses for this fiscal year
 - ii) \$15,000 - \$16,000 estimated for next year
 - iii) Based on current assessment \$21,000 in income for next year
 - iv) Funds to be earmarked for large on-going expense such as 5 year pond maintenance items
 - v) Remaining projects for neighborhood
 - vi) Goal of eventually having \$5,000 - \$6,000 in cash reserves
 - vii) Feasibility of lowering assessment again next year

4) ACC Report

- Few homeowner projects in current queue
- Discussed potential ditch fill project by a homeowner

5) Non-permitted parking meeting preparation and discussions

- Visits to inform homeowners on issue
- Anticipated yes votes & proxies
 - i) Need 25 yes vote to pass based on current eligible voter total
- Specifics of proposed changes
- Voting process
- Agenda for meeting

6) Review of items discussed

- Practical and reasonable timeframe for completing landscaping projects
- Change of bank and new savings account
- Anne Marie to send out meeting reminder email

7) Adjournment 7:54 PM

- MSP 4-0 to Adjourn