

Weatherby HOA

Meeting Minutes: 11/16/2014

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: 6:09 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 8/17/14
 - MSP 5-0 – Minutes Approved
- 3) ACC discussion – Nothing new to report
- 4) Landscape discussion
 - Cleaned up the sprayed cat tails that had died out
 - Need to clean up alders around pond
 - i) Possible work party
- 5) Open Forum issue:
 - A community member reached out to the board about a new propane tank that is blocking their mountain view
 - i) Questions regarding ACC and compliance rules
 - ii) Smaller twin tanks next to the home in question were replaced by a large tank set several feet from the house by code
 - iii) Discussed if home owner should have gotten ACC approval before take placement
 - iv) Rich to address issue with the homeowners involved
- 6) Discussed homes for sale in neighborhood
- 7) Financials discussion
 - Reviewed budget, expenses, cash reserves and extra monies
 - Question of putting money in reserve funds

- Increased water cost due to leak in waterfall system
- Money received from those responsible for vandalism of waterfall area (not residence of HOA)
 - i) One family involved is having difficulties coming up with the money for their share of the damage. Discussed if he can work off the damage instead of paying directly
- Court action related to specific homeowner who is significantly overdue in their assessments
 - i) Party in question did not show up for court for last hearing
 - ii) HOA received a default judgment in our favor
 - iii) Cannot start garnishment process for 30 days, that time has passed and garnishment process started. Expect payments to begin within two weeks.
- Court action related to specific homeowner who is significantly overdue in their assessments and other fines
 - i) Judgment previously received
 - ii) Difficulty in confirming employment information and therefore lawyer will continue to re-address garnishment until able to take action
- Vacant house in neighborhood
 - i) Alders growing in yard – do not appear to be part of NGPA
- Budget plans for FY-2015
 - i) Possible assessment adjustment
 - ii) Quarterly landscaping plan working out
 - (1) Happy with new landscaper
 - iii) Adjustments to budget to reflect extra funds received (collections)
 - iv) Remaining landscaping needs
 - (1) Common areas that need to be cleaned and landscaped in 2015
 - v) Reviewed assessments for last five years
 - (1) High was \$673.25 and lowered every year since
- Motion to set budget based on 2015 assessment of \$425
 - i) MSP 5-0, motion passed

- 8) Vandalism follow up action item to look into setting up work plan for the boys responsible
- 9) Discussed quarterly board meeting schedule is working well
- 10) Resolution 6 was updated to reflect current board members and signed by president
- 11) Steve announced he does not plan to run for re-election when his term expires in March 2015
 - Board members agree he has done an outstanding job during this tenure on the board and will be missed
- 12) Adjournment
 - MSP 5-0 to Adjourn