

Weatherby HOA

Meeting Minutes: 11/17/2013

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: 6:04 PM

Quorum: Yes

- 1) Bring Meeting to Order
- 2) Review and Approve Minutes for 10/20/13 and 10/22/13 (Special CCR change vote)
 - MSP 4-0 – Minutes Approved
- 3) Financials report and discussion
 - Two families now paid ahead
 - i) Making regular monthly payments
 - Discussed putting in CCR's for new purchases to have HOA dues factored into escrow
 - i) Discussed if we can require that
 - Budget items discussion
 - i) Believe we can reduce assessment again this year
 - ii) How aggressive on project spending for next year
 - iii) How much to keep in savings for future pond maintenance and other earmark items
 - iv) How much to keep as cash reserves for unexpected expenses
 - v) Fixes that can be done via insurance
 - vi) We are obligated to use bonded and insured person for fence repair
 - (1) Discussed person to hire for repair
 - vii) HOA responsible for fence and mailbox repairs when needed
 - viii) Discussed cost of insurance each year
 - (1) Liability insurance

- (a) Discussed what types of things HOA could be liable for
 - (b) Personal liability insurance by home owners for what is not covered by HOA insurance
- Remaining landscape items
 - i) 205th DR SE project
 - (1) Arborvitae to block pond view
 - (a) Also entry to lower ponds
 - (2) Bark area between road and first ten feet to NGPA land
 - (3) Green slates for gate
 - ii) More plants and trees for common areas around neighborhood
 - (1) More mature plants
 - (a) 205th Ave cul-de-sac plants did not take because they were too young
 - (i) Need to redo
- Assessment recovery plan
 - i) Two home owners significantly behind in assessment
 - (1) Home owners to receive final notification letter with specific timeline to respond or face court proceedings
 - (2) Steve working with attorney to start court process
- 4) Discussed animal control issues
 - i) Animal control can only do something if animal does not appear to be healthy
- 5) Discussed frustration of neighborhood with the homeowners who are behind in assessments
 - Few actions available to board
 - i) Lien
 - ii) Lawsuit
 - iii) Foreclosure
 - iv) Liens already in place

- v) Lawsuit options getting started
 - vi) Foreclosure not cost effective until significantly behind and positive equity in property
 - Requiring reasonable payment plan for all who do not pay in full when due
 - i) Can't be so low will never be paid up
 - Discussed progress of those on payment plans
 - i) Discussed offering work in exchange for assessment to those who are only behind in assessment (not fees and fines)
 - ii) Steve and Rich to meet with specific homeowners to discuss option
- 6) Discussed results for non-permit parking vote
- CCR Change 6.23 Passed
 - CCR Change 6.25 did not pass
 - CCR 6.23 – Main trailer parking issue
 - i) Steve has reached out to attorney for next steps but no response so far
 - ii) Must work with attorney to put change officially into place
- 7) ACC Report
- Neighbors have brought up if some homeowners (4 or 5) have violated boat rules by keeping boat out too long
 - Some complaints but no egregious violations regarding campers and R.V.'s
 - Complaints being told to board members but homeowners not coming to board meeting to officially complain
 - Discussed other neighborhoods very bad with tarps and trailers and Weatherby intends to not allow that in our neighborhood
 - Discussed trying to keep up home values by keeping neighborhood looking nice
 - i) Home values in area vs our HOA
 - ii) Condition of home market values
- 8) Discussed if financially we are able to complete major projects next fiscal year
- A go if we can afford it for 2014

- Need to be as equal with projects throughout neighborhood as possible and can afford it

9) Discussed winter good time to plan as long as ground not frozen

- Discussed size of arborvitae to start with
- Steve to work with Craig & Rich to walk around neighborhood and review landscaping needs
 - i) Get clearer idea of projects and where to start for 2014
- Ideal being to lower dues some and continue to complete landscaping projects

10) Review and follow up items

- Meeting with specific homeowners to discussed landscape work for assessment option
- Steve and Craig to review landscape projects during Thanksgiving
- Steve work with Anne Marie and on making CCR changes official
- Becky to work on detailed financial plan for FY 2014
- Craig to price bides for Arborvitae

11) Adjournment 7:15 PM

- MSP 4-0 to Adjourn