

Hello Neighbors,

In order to respect everyone's comfort level and sensitivity to the Corona-virus, the board has decided to cancel the annual HOA meeting on March 17, 2020. In lieu of the face to face meeting, we will handle our business over email, and via a google voting form and those residents who have expressed no HOA email, or we do not have email addresses for, we will send a paper copy of this email to. We will also put a notice on the website.

Email the board with any questions you would like addressed since we won't have that open time at the end of the meeting, we may already be addressing it with our email, but just in case: Boardmembers@WeatherbyEstates.org

Our Agenda, prescribed by our governing documents is as follows:

1. Call meeting to order

Welcome to the 2020 Weatherby HOA meeting! I am Becky Siddell, some know me as Becky Fox, I am in lot 15, up behind the Proctor's house, down near the power lines.

2. Proof of notice of meeting

Anne Marie can vouch she did mail them, and I know I got mine.

3. Reading of Minutes of last annual meeting

Attached:

4. Report of Officers –

a. President – Becky Siddell:

We have been here going on 12 years now. And I think I have served on the board in one capacity or another for 10 of those years. I do not think I would have met as many of my great neighbors had I not, and many have become very dear friends. That was why I got involved when we moved here, to meet people in our neighborhood. There have been some really great times, and some really stressful times serving on the board. I am sure some might cheer, and some will be disappointed that I am "retiring" at the end of my term this year, tonight in fact. Life is way too busy right now, and it is time for some fresh legs. Bonus, we do have some great, enthusiastic, interested homeowners who want to serve on the board. Yahoo! And Thank you!

The year of 2019 -2020 was one of completion. Well, almost. We almost have everything done on our to-do list that has been there for years; finishing all the common areas off down on the lower end of the neighborhood. Projects to note:

- Birch tree replacement on 104th St SE.
- Waterfall repair was completed without it being the expensive repair we thought it was going to be. Thanks to Craig's perseverance.
- Waterfall clean up, and cutting back of NGPA to restore it to the beautiful hardscape it is.
- Neighbor contributions to help finish off the waterfall clean up. Amateurs can only do so much 😊 thank you all who generously donated both time and money!
- Areas between lots 12 and 13, and the retention pond and lot 1 were cleared back and rocked.

- The cul de sac at the end of 205th Ave SE was graded and grass planted. The only maintenance needed now is a riding mower, which lot 17 has agreed to do.
 - We have a couple quotes to finish the ditch across from lot 13, that looks horribly overgrown at this point.
- Items remaining:
 - The ditch mentioned above. We have a resident who has volunteered to run a machine if the HOA rents it to clear it out, as well as pull out some stumps around the bus stop at the corner of 205th Ave SE and 205th Ct. Making that area mowable as well. No more paying for a weed eater guy to knock it down.
 - With machine above push back some of the trees that have fallen behind the ditch and between lots 12 and 13 – get that area cleaned back up. Transplant some cedars from the ditch to across the street.

All of that completion came at a cost. And we did spend quite a bit of money this year. Jamie will talk about that in a bit. We strove to keep dues low for so long, and we were aggressive with our completions this year. However, at some of the work parties it was expressed by some volunteers that they were tired of it always seeming to be the same people volunteering. Hence, the raise in dues to help hire out the heavy lifting. A couple years back Hidden Ridge II's HOA VP called me and asked about dues, etc, and I told him that we did as much as we could ourselves to keep the dues low; we did work parties. His comment was that their neighborhood was too busy working on their own yards. What if certain people moved, we would have to hire out all the work they do for the HOA, that people don't necessarily see. Spraying, changing light bulbs, meeting people for quotes, etc. We did get Anne Marie to lower her rate to \$400 per month.

b. Secretary – Raymond Swearingen:

As secretary, my primary duties are to keep the minutes from each meeting and maintain the website. Currently the board meets quarterly. Prior to each meeting the previous minutes are reviewed and approved at the meeting. Once approved they are posted to the website.

c. Treasurer – Jamie Eder:

This year we are proposing to raise the dues to \$500 per year. Currently we are at \$375/year or 31.25/month. While work parties will continue and are a great way to connect with our neighbors it's unfair to rely on the few when we all get to enjoy this beautiful neighborhood. I did a little research on neighborhoods in our area and what their dues run. Storm Lake heights is \$500/yr, Hidden Ridge II recently came down from \$600/yr, the neighborhood that's divided by Meadow Lake Rd. is \$475/yr. By raising our dues to \$500/yr we're adding a little over \$10.00/month to our budgets.

i. 2019's financial statement,

ii. Budget 2020 (dues increase to \$500.00)

5. Reports of Committees

a. ACC – Craig Cox:

As Becky mentioned above, we've done a lot of work to the neighborhood this year and plan on doing some more this year. We will try to have a work party this summer sometime but in the past, they haven't worked out so we will probably end up hiring out the work. Overall, the neighborhood is in great shape and everyone is keeping their place in great shape.

6. Election of Directors / vote on dues.

a. Two (2) Board positions are open, with three people running!

- i. Jamie Eder
- ii. Nadeem Kahn
- iii. Todd Stockwell

b. VOTING ONLINE: Google form: [Weatherby 2020](#)

VOTE BY 9:00 PM THURSDAY MARCH 17, 2020

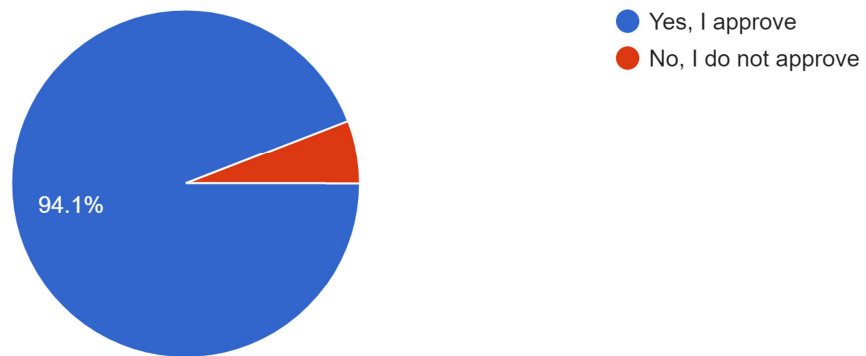
- c. If you prefer paper, please vote and email to Anne Marie Bauer:

If anyone has proxy ballots, please forward to Anne Marie as well. Vote online or via paper. Just designate you have a proxy online.

- 7. Miscellaneous Business
 - a. No emails to date.

FY 2020 Budget Ratification

17 responses



Election Results:

Election of Board Members - 2 open seats (vote for 2)

17 responses

