

Weatherby HOA Annual Meeting

Meeting Minutes: 03/19/2019

Meeting Location: Ixtapa Restaurant - Monroe

Board Members Present: Becky Fox, Craig Cox, Steve Harper, Jamie Eder, Raymond Swearingen

Meeting called to order at: 7:06 PM

- 1) Bring Meeting to Order
- 2) Board member Introductions and greetings from Becky
- 3) Notice of meeting sent as per by-laws
- 4) Read minutes from last annual meeting as per by-laws
- 5) Report of officers
 - President – Becky Fox
 - i) Overall, things are looking good – easiest year so far
 - ii) Status of two homes with long term delinquencies on assessments and fines
 - (1) One settled and partially written off due to homeowner bankruptcy
 - (2) The other (now former homeowner) still has outstanding court judgment in favor of HOA
 - ACC chair – Craig Cox
 - i) Landscaping
 - (1) Passed out info on jobs and quotes for stone in 5 areas
 - ii) Work party slated for spring and possibly two this year
 - iii) Question from floor as to qualifications for persons to do work on these projects— Response:
 - (1) Contractors must be bonded and insured as per by-laws
 - (2) Homeowners in HOA may work on any projects, thus our use of work parties
 - iv) Discussed approaches to most affordable ways to get projects going
 - v) Question from floor regarding need for professional property manager—Response:

- (1) Property manager has assisted us with legal issues more cost effectively than using an attorney. Especially when there was more turmoil in neighborhood. Currently things have been quiet for some time and legal issues are rare.

6) Becky paused meeting have everyone in attendance introduce themselves

7) Continuation of officer reports:

- Treasure – Jamie Eder

- i) Handed out budget

- ii) Discussed account balances

- iii) Discussed 2019 assessment - \$375 same as last year

- iv) Discussed current checking and savings account balances

- v) Discussed status of waterfall repairs

- (1) Cost was less than expected and funds that were previously held back from other projects, to cover repairs, are now available for use

- Vice-President – Steve Harper

- i) Steve said he had nothing to add to the items Becky reported

8) Question from floor regarding when is 205th Ave cud-de-sac project scheduled – Response:

- End of summer – plan to seed going into winter and Paul (who lives next to area) has offered to mow when it is done

9) Additional discussion items based on questions from floor:

- The waterpipe that supplies the waterfall broke last month and therefor water bill higher than normal
- Need to decide on waterfall membrane or to patch leak directly
- There is frequent gun firing in area, we are in unincorporated portion of county and it's zoned for open shooting

10) Continuation of officer reports:

- Secretary – Raymond Swearingen

- i) Weatherby web site (<http://weatherbystates.org>)

- (1) Forms needed for HOA business are available on web site (such as requesting ACC approval for changes)
- (2) Minutes from meetings are posted there
- ii) Facebook group (<https://www.facebook.com/groups/320084081702580/>)

11) Elections

- Annual budget ratification
 - i) The FY 2019 budget was prepared and approved by the board and now must be voted on by the homeowners. As per by laws, if majority reject new budget the exiting budget and assessment will remain in place until a new one is approved.
- Board member election
 - i) Reviewed election process in by-laws
 - ii) Community elects board members then board meets to assign specific offices
 - iii) Discussed length of terms and elections
 - iv) Craig and Raymond's terms are expiring
- 14 votes (including proxies) received to ratify budget
 - (1) 14 votes to ratify budget
 - (2) Budget ratified
- 13 votes (including proxies) to re-elect board member (one abstention)
 - i) Since quorum was not present, vote will be accepted and if contested we will hold a special meeting and new vote
 - ii) Craig Cox and Raymond Swearingen re-elected

12) Additional question and discussions

- Process for changing by-laws and CCRs
- Board will respond to complaints but does not actively look to find violations
- Action regarding nuisance dogs emailed to residents – basically all that can be done is to report disturbance to Sheriff as citizen
 - i) Helps Sheriff if people film dog violations and keep a bark log

- Discussed possibility of gating our area with Hidden Ridge (gate would be near waterfall)
- Discussed if we can scale back what Anne Marie does and possibly absorb her duties all together with volunteers

13) Adjournment 8:08 PM