

Weatherby HOA Annual Meeting

Meeting Minutes: 03/21/2017

Meeting Location: Alphy's Pizza – Monroe

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

Meeting called to order at: 6:47 PM

- 1) Bring Meeting to Order
- 2) Notice of meeting sent
- 3) Introductions and greetings from Becky
- 4) Read minutes from last annual meeting as per by laws
- 5) Report of officers
 - President – Becky Fox, reported items included:
 - i) Overall things are good
 - ii) Discussed issues with significantly overdue homeowners, discussion points included:
 - (1) Collection attempts
 - (2) Charging legal fees back to delinquent homeowners as per CCR's
 - (3) Court actions and garnishments
 - iii) Discussed items related to completing landscaping in commons areas
 - (1) Areas looking to rock due to bark washing out
 - (2) Areas to clean out, weed block and re-bark
 - iv) Discussed situation regarding person who last crashed into fence at entrance
 - v) Discussed speed bump proposal items
 - (1) Can't place speed bumps on hill
 - (2) County to suggest locations for speed bump placement
 - (3) County will send out materials for home owners to vote on speed bumps. 60% of all homeowners must agree to it

- Treasure – Jamie Eder - Becky gave treasurer report due to Jamie not being able to attend meeting
 - i) Discussion of checking and savings balances
 - ii) Discussed desire to finish landscaping of commons areas
 - iii) Discussed the \$350 a year homeowner's assessment is an equilibrium amount without additional buildup of reserves as done in past
 - (1) Highest annual assessment to date was \$650 and has been lowered over the years thanks to various cost saving measures and being proactive in avoiding legal issues
 - iv) Handouts of profit and loss YTD statement and annual budget were reviewed
 - (1) Question from the floor regarding budget for pond maintenance. It was discussed and explained that the annual cash reserves are put into a savings account with one of the intended purposes to pay for pond maintenance when the time comes. The other purpose is for the reserves is for unexpected expenses. The overall goal is to have money available when repairs or other expenses occur and minimize the need for any special assessments.
 - (2) Discussed that in general we wait for money to be available before proceeding with any improvement projects that come up.
 - (a) Question from floor regarding concerns with lowering dues again instead of using the extra to get landscaping done sooner. This also led to the discussion of paying professionals for work over relying on work parties and other volunteers.
 - (3) The 205th Ave cul-de-sac landscaping issues were discussed and plans to re-do it. It was mentioned some of the plants there are healthy and can be re-homed.
- Vice-President – Steve Harper
 - i) Steve said he had nothing to add to the items Becky reported
- ACC – Craig Cox
 - i) Stated he would like to form a spring work party to address various projects in the neighborhood
 - ii) Proposed projects that have come up
 - (1) Constructing a school bus stop shelter at the corner of 104th st & 205th DR
 - (2) Replacing and adding lighting

(3) 205th Ave cul-de-sac clean up and re-working after many of the plant previously planted did not take

- Secretary's report

i) Discussed the following:

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

(a) Forms needed for HOA business are available on web site (such as requesting ACC approval for changes)

(b) Minutes from meetings are posted there

(2) New Facebook group (<https://www.facebook.com/groups/320084081702580/>) has been created

(a) Question was asked regarding what is ok to post on the FB group and how often. It was mentioned that content restrictions for the group had not been previously considered. It is a closed only open to members of the Weatherby Estates community. No additional rules have been considered.

(b) It was mentioned that a virtual garage sale FB page for Weatherby Estates has also been created (<https://www.facebook.com/WeatherbyEstatesVarage/>) it is not officially associated with the HOA or the board but open to all residents as a place to buy or sell personal items.

6) Elections

- Annual budget ratification

i) The FY 2017 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) Becky & Jamie's terms are expiring

- 12 votes (including proxies) received

(1) 11 votes to ratify budget

(2) 1 vote to reject budget

(3) Budget ratified

- 12 votes (including proxies) to re-elect each of the 2 board members
 - i) Since quorum was not present, vote will be accepted and if contested we will hold a special meeting and new vote

7) Additional topics discussed included

- Teen drivers in neighborhood and speeding
- It was also mention the USPS drivers are known for going fast in neighborhood and discussed how to complain about their driving
- Thanks where given to Anne Marie of Alderwood Property management for helping to keep our legal expenses to a minimum

8) Adjournment 7:33 PM