

Weatherby HOA

Meeting Minutes: 05/20/2018

Board Members in Attendance: Becky Fox, Craig Cox, Jamie Eder, Steve Harper

Meeting Location: Lot 8, Craig Cox Residence

Community Member in Attendance: none

Meeting called to order at: 6:09 pm

1) Bring Meeting to Order

2) Review and Approve minutes from last board meeting and Annual Meeting minutes

- MSP 4/0 – Minutes Approved

3) ACC Discussions

- Work party this spring – June 23<sup>rd</sup> (should send reminder email soon)
  - i) Work by the waterfall – clean up around it – check out the area back behind we had cleared it at one time – is it growing back?
  - ii) Replace / reinforce fencing
  - iii) Work around the bus stop – weed whack and then spray. Transplant the cedars in the ditch eventually.
- Birch tree we had transplanted did not make it. Replace in October.
- Waterfall leaks on pool part
  - i) Cracks in basin still – small leak
    - (1) Going to try and spray it, Craig ordered it. Save money this way.
    - (2) Now the repair company is crazy busy
- Long standing compliance issues with home recently sold in foreclosure auction
  - i) Landscaping issues
    - (1) We were never asked to remove the lien?
    - (2) Address issues early on with new homeowner.
- Retention Ponds –
  - i) County came out and inspected, advised Craig they will do some maintenance on it (for free!) as they have some extra funds again. Saving us about 3k every 2-3 years to have them

cleaned out. Only the front 2 ponds. The back large retention pond by 205<sup>th</sup> Dr SE is state owned

ii) Cat tails still look good from spraying them

iii) Talked about a survey / sign up sheet for people to volunteer to maintain.

- Allowable businesses in Weatherby-

i) CCRs stipulate any business must be approved by the HOA (Would you want a day care next to you when you work from home? Or stay at home?) Most home businesses are innocuous. A few years back we had everyone report their home businesses. Many work from home for large corporations or are self-employed in computer based professions, with no foot traffic.

ii) Article VI stipulates –

Section 6.1 Occupancy and Use No Lot, building or Structure thereon, or any part thereof shall be used or occupied for any purpose other than as a single family residence unless specifically authorized by zoning laws and regulations, this Declaration, and the Declarant during the Development Period or the Association thereafter. The conduct or carrying on of any

manufacturing, trade, business, commerce, industry, profession or other occupation whatsoever upon any such Lot or any part thereof, or in any building or Structure thereon erected, shall constitute a breach of this restriction, excepting the right of any Participating Builder and the Declarant to construct residences on any Lot, to store construction equipment and materials on said Lots in the normal course of said construction, and to use any single family residence as a sales office or model home for purposes of sale in Weatherby. Notwithstanding the foregoing, and subject to this Declaration and all rules promulgated hereunder, the Owners are permitted to (i) lease or rent their Lot and improvements to one family for residential use, or (ii) operate a home business approved by the Board, in which case this Declaration and all rules promulgated hereunder will also apply with full force and effect to the lessee/tenant, or (iii) operate a home office without Board approval so long as the Owner's main place of business is elsewhere and business visitors are no more than sporadic

#### 4) Financials Discussions

- 11k in checking

- 5k in reserve (savings)

i) Use towards the ditch if we are not using on waterfall

- Check in with Anne Marie on status of second request dues notices

5) Adjournment 7:02 PM

- MSP 4-0 to Adjourn