

Weatherby Homeowners Association  
January 18, 2009  
Board Meeting

Board Members Attending: Tawna Wilsey, Becky Fox, Richard Tarter  
Officers Attending: Mary Armstrong, Pat Waller  
ACC Member Attending: Ted House, Jodi Pugsley, Connie Berner  
Homeowners Attending: None  
Call to order: 6:00pm  
Quorum present: yes

1. **Minutes from previous meeting** – Motion to approve November minutes with spelling correction.  
MSP 5/0. Motion to approve December 14 minutes as amended MSP 5/0. Motion to approve December 18 (Budget/Amendment Mtg.) MSP 5/0.

3. **Officer's Reports**

**Treasurer Report** – 38 out of 39 Dues mailed out, 14 received. Need to confirm address on one.

**Presidents Report** – None

4. **Committee Reports** –

*Maintenance committee* – Noticed that the sprinklers were running and it was determined that it was caused by damage to a 9 volt battery – the battery was replaced. The committee is looking into cutting up the tree that has fallen on the first retention pond fence. Discussed how best to maintain the Alder growth.

*Website committee* – Tawna and Kevin will work on cleaning up the website after the first of the year.

*ACC*- Working on getting a timeline on one property who has an unfinished project. Jodi Pugsley put in her resignation from the ACC at tonight's meeting.

\*Action item: Connie have lots 17 & 19 fill out ACC approval form and note that the fence was put in by the builder so that all improvements are on file.

\*Action item: Rich to send lot 23 letter to acknowledge that work has been done. Lots 21,22,38 have achieved compliance.

\*Action item: Tawna to send community email/web notice about the effects of feeding the squirrels in the neighborhood.

\*Action item: Rich to send community email/web notice that if there is an ACC complaint please use the complaint form found on the website.

*Nominating committee* – Becky to ask the nominating committee if they will survey the homeowners on receiving emails vs. postal mail and also update Name/phone/address list. Also, poll the community on using a HOA property management company.

*Landscape committee*- Olde has requested to bid on the landscape maintenance.

\*Action item: Tawna to check with Nell on other landscape bids.

*Newletter committee* – Dale volunteered to help.

\*Action item: Becky to follow up with Dale

5. **Unfinished Business** (from previous month's meeting)

*HOA Management company update* – Jody called several companies with a wide variety of skill level and services. She will narrow the list down to 3-4 companies for the Board to interview. Average cost was approximately \$600-900 per month.

*Lien update* – One house has had a waiver of release of their lien, the other house is still outstanding.

6. Motion to go into executive session to discuss ACC issues MSP 3/0.

7. Motion to end executive session MSP 3/0

\*Action item – Tawna and Connie to draft "Welcome to the Neighborhood" letter. To go to new neighbor's along with a copy of the By-laws and CC&Rs

Motion to get PO Box for HOA business MSP 3/0. Keys to go to Secretary and President.  
\*Action item – Mary to get pricing and information from the Post Office  
Motion to send ACC response letter dated 12/29 from the lawyer MSP 3/0

Next Board Meeting: February 15, 2008, 6:00pm, location –Connie Berner's house

Meeting adjourned: 9:30pm