

Weatherby Homeowners Association
July 20, 2008
Board Meeting

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

1. Motion to end meeting by 8:00pm and table any remaining items. M/S/P 3/0 (directors) 3/0 (others present)
2. **Minutes from previous meeting** – Minutes from 6/12, 6/22, 7/2, and 7/15 accepted with minor typing changes. M/S/P 3/0.
3. **Treasurer Report** – \$8,286.76 net income from the profit and loss statement.
4. **Presidents Report** – None
5. **Committee Reports** – *Maintenance committee* worked on the sprinkler system (weekend of 7/20). *Website committee* – added past meeting notes, committee names, burn ban notice and other info on the website. Kevin is working on categorizing the items on the website and having a member log-in site which would require a password (this area would be used to post sensitive information such as community contact info, plat map, and Treasurer Reports). ACC- Rich has organized each ACC request. The packet includes: the original request, drawings, approval letter, and any other correspondents. Rich has given copies to the secretary to file. Still has 2 or 3 more to do. Rich and Connie will write a rules and procedure form and submit it at the next meeting. There is one ACC request pending and one outstanding variance.
6. **Miscellaneous** – The secretary has made copies of all past meeting minutes and they are now on file. The treasurer did not send out another notice to the 2 lots with late payments. She will send these letters out via certified mail this month. Tawna and Becky will form a procedure for late payments. Becky asked J&R Landscaping to provide a “Scope of Work” document.
7. **Amendments to the By-laws** – Five amendments to the By-laws. Ask lawyer if we can get a vote by mail. If we can, then we will send a cover letter, the old vs. new amendment, and a ballot.
8. **Policy and Procedure Manual** – Tawna is gathering information and sharing with Becky and Connie (ACC). By-laws, CC&R’s, ACC, Late Payments, and how to handle other items will be included in the Manual.
 - Mark all executive session meeting minutes at the top as “Confidential – executive session, for Board only”.
 - Need to make a “waiver of notice of meeting” per the bylaws. Mary to look to see if she has a copy. Put this form in the policy and procedure manual.
9. **Election of Officers** – Motion to elect the following officers: President – Becky (lot 15), Vice President – Kevin (lot 12) and Tawna (lot 38), Treasurer – Pat (lot 31), Secretary – Mary (lot 1), ACC Chairperson – Rich (lot 9). M/S/P 3/0
10. **Resolutions** – Resolution #1 – Code of Conduct – Motion to approve resolution #1 M/S/P 3/0.
Resolution #2 – Set time and place of regular board meeting – Motion to approve resolution #2 M/S/P 3/0.

Next resolution: Give officers voting rights to approve past meeting minutes.

11. **ACC Inquiry Form** – Motion to approve the ACC Inquiry Form. M/S/P 3/0

12. Motion to go into Executive Session to discuss ACC variance. M/S/P 3/0

13. Executive session – motion to consult Attorney for existing ACC variance on lot 37. Passed by consensus.

Next Board Meeting: August 17, 2008 6:00pm location – Connie Berner's house

Meeting adjourned: 8:10pm