

Weatherby Homeowners Association
June 22, 2008
Board Meeting

Board Members Attending: Tawna Wilsey (via conference call), Becky Fox, Richard Tarter, Jodi Pugsley, Mary Armstrong
ACC Member Attending: Rich Tarter, Connie Berner, Ted House
Homeowners Attending: Gretchen House
Call to order: 6:00pm
Quorum present: yes

1. **Minutes from previous meeting** – Minutes from the May 18th meeting accepted with minor typing changes. M/S/P 5/0
2. **Treasurer Report** – Becky still has QuickBooks at this time. PRH LLC – as directed by the Board, Jodi will get a resolution on the repairs done to the entry due to damage by the construction company clearing the new subdivision. Attorney fees \$1,168.61 to date for legal advice on the By-laws and ACC questions. JR Landscaping is increasing their fees from \$594 to \$615 per month. Want to ask if the Maintenance committee can be the point person with JR Landscaping. Motion to accept the Treasurer's report as written – M/S/P 5/0
3. **Presidents Report** – As mention in the May 18th minutes, the county will not assign an address to a common area, therefore we are unable to have a HOA mail box in the neighborhood. A Radar trailer was here to remind drivers of their speed into the neighborhood, Becky will inquire if we can have the trailer here on a rotating basis. Pat has been removed as the registered agent with the Secretary of State and was replaced with Becky. Neighborhood garage sale, will ask for volunteers at the next neighborhood meeting. The new insurance has been activated.
4. **ACC guidelines and forms** – Tawna and Connie to work together to create and easy to read guideline to post on the website that will cover what is outlined in the CC&R's.
5. **Committee Reports** – Maintenance committee worked on the sprinkler system (weekend of 6/21). Website committee – not present.
7. **Miscellaneous** – Rich working on getting all ACC documents to the Secretary so she can have them on file. Mary working on making paper copies of the meeting notes and placing them in a binder. Late payments – second notice of Pre-Lien letter to be sent via certified mail. Amendments to the By-laws – Becky to email out final changes for review.
8. **Election of Board of Directors** – Motion to have election of Board of Directors via mail as per By-laws (Article VI, section 6.2). M/S/P 4-0-1. Jodi and Becky to create a postcard looking for nominations, then follow-up with ballots.
9. **Motion to go into Executive Session** – Motion to go into executive session to discuss ACC variance. M/S/P 4-0-1. Jodi was not present for this session.

Came out of executive session 7:55

ACC chairperson will request the homeowner to send a variance request to the ACC committee.

Next Board Meeting: July 20, 6:00 location – Connie Berner's house

Meeting adjourned: 8:00pm