

Weatherby Homeowners Association
Special Meeting of the Board October 26th, 2007

Attending:

Liz Wolff	Tawna Wilsey
Rich Tarter	Pat Waller
Stirling and Tracy Dodd	Jodi Pugsley

Call to Order

Topics of Discussion:

1. Reviewed Weatherby HOA Budget. Balance Sheet, Profit & Loss sheets, Profit & Loss Budget vs. Actual sheet provided by Liz Wolff.
2. Reviewed proposed Weatherby HOA Budget Review and Assessment meeting notice. Presented by Pat.
3. Reviewed Pat's list of missing information. Liz to call the Secretary of State to ask for a copy of the "Articles of Incorporation" for Weatherby HOA and a "change of Registration" form to remove Conan Hansen.
4. The Lawyer said, "old Meeting minutes need to be reviewed by the Board before filing into the HOA folder."
5. We have used the retainer with Kenneth Berger (lawyer) at a cost of \$195/hr. He will send form letters without charge. Mr. Berger had agreed to do certain projects with the retainer, per Will Wolff and these items have not all been done. Will will contact the Mr. Berger (per Liz).
6. New development. A truck ran over a sprinkler head and destroyed an Arborvitae. JR Landscaping has fixed the problems and billed the HOA \$230 with the understanding that we would bill the developer. Rich Tarter worked with the developer to install drainage socks to prevent damage.
7. Reviewed Financials (2007 year to date). Went thru budget line by line.
 - a. \$1,400/year liability insurance – Chuck Whitfield Insurance Co. – Liz to provide paperwork
 - b. Liz gave Pat the Landscaper contract with JR Landscaping.
 - c. Need to plan for "Accounting Audits" in the budget.
 - d. All Product and Time donated to the HOA should be documented.
(Rich fixing locks, Terry and Pat fixing the fence, Liz donating accounting time)
8. Float in the pond is faulty causing the water to overflow, which is contributing to the \$300 water bill. Liz to ask JR Landscaping about shutting it down and winterizing the pond.
9. Need to budget the lights getting fixed.
10. Need to have the retention ponds inspected and cleaned. Liz to ask JR Landscaping to quote maintenance cost. Jodi to ask for a bid from Rodriquez and Rich will ask his landscaper for a quote.

11. In Liz's absence, Jodi will get copies of the records to provide backup documentation for Will's presentation. Which should include: Copies of receipts, bills, and invoices to match up the payments made.
12. Next Meeting: Friday December 7th, 7pm. Board to present proposed budget to the Weatherby homeowners. Mary to send out meeting notice.