

Weatherby Homeowners Association  
Budget Review and Assessment Meeting

December 7, 2007

Attending:

Wilsey, Tawna	Berner, Steve and Connie
Proctor, Tiffany	Pugsley, Jodi and Doug
Bowen, Kevin	Snodgrass, John and Dorothy
Tarter, Richard	Fraisa, Mike and Jodi
Fox, Becky	Waller, Pat and Terry
Lippert, Jeff	Miller, John and Haley
House, Ted	Cox, Craig and Carrie
Tom and Kathy (lot 10)	

Call to Order

Will Wolff stepped down as Treasurer. Becky Fox has volunteered to take the position. To be voted on during the next Board Meeting.

Topics of Discussion:

Budget (presented by Jodi Pugsley on behalf of Will Wolff):

1. Notice from the state 501C3 needs to be paid and renewed.
2. **Balance sheet:**

\$6235	checking balance
-\$2152	outstanding 2007 bills
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\$4083	
-\$1000	approx. needed to repair the pump in the pond
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\$3083	
-\$6500	quoted price to clear trees away from the retention ponds (3)
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-\$2417	

3. Proposed new HOA Fiscal Year = February 1 to January 31. With dues due on January 1 with a late fee if not paid by January 31<sup>st</sup>.
4. Present dues = \$401.01. Proposed new dues = \$463.00. The \$2417 short fall was divided among the 39 houses for a total of \$61.97 per house then that was added to present due amount.
5. Future concerns not covered in current dues.
  - a. Rent for a hall to hold HOA meetings. Approx. \$300-600 per use
  - b. Office supplies (printer cartridges, stamps, envelopes, etc.)
  - c. Fixing the irrigation system near the front of the neighborhood
  - d. Irregular electric bills, may need repair on lighting or pumps.

6. Discussed the use of a National HOA that we could access form letters and advice on how to handles problems. Cost = \$200/yr.
7. Connie Berner has volunteered to be on the HOA ACC committee
8. Kevin Bowen is setting up a community neighborhood email.
9. Insurance policy for the association and board members thru Wakefield Insurance. Need a copy of the policy.
10. Ideas shared: private plowing for the subdivision and to have the road graded. To be discussed at future Board meetings.
11. FYI: If you need to call 911, give them directions to your house. It has taken them up to 45 minutes to find the subdivision in the past.
12. Pond/Light maintenance team formed: Craig Cox, Terry Waller, Ted House, Jeff Lippert, and Doug Pugsley. Named the "WPS"
13. HOA to contact Whitfield
14. Becky Fox to contact State Farm for an insurance quote.
15. Vote taken at end of meeting to gage approval for increasing the dues. All 15 in attendance approve. Need 24 of the 39 households to pass the increase. Board members to meet with neighbors not in attendance to get more votes.

End of Meeting