

Weatherby HOA Annual Meeting

Meeting Minutes: 03/20/2018

Meeting Location: Alphy's Pizza – Monroe

Board Members Present: Becky Fox, Craig Cox, Steve Harper, Jamie Eder, Raymond Swearingen

Meeting called to order at: 7:01 PM

- 1) Bring Meeting to Order
- 2) Introductions and greetings from Becky
- 3) Notice of meeting sent
- 4) Read minutes from last annual meeting as per by laws
- 5) Report of officers
 - President – Becky Fox, reported items included:
 - i) Overall, things are looking good
 - ii) Discussed one home that was long delinquent on assessments and fines
 - (1) The attorney charged with continuing legal actions make a mistake invalidating our claim. Therefore, he us the paid us the amount of the fees being sought.
 - (2) Due to this, the open delinquency issue is resolved.
 - iii) Discussed a second home long delinquent on assessments and fines
 - (1) This home was foreclosed on and purchased by new owner
 - (a) New owner has been notified of compliance issues that must be addressed
 - iv) Reference waterfall and outstanding landscaping projects to be discussed in ACC chair report
 - Vice-President – Steve Harper
 - i) Steve said he had nothing to add to the items Becky reported
 - Treasure – Jamie Eder
 - i) Handed out budget and profit and loss statements
 - ii) Discussed 2018 assessment - \$375 up \$25 from last year

- iii) Discussed current checking and savings account balances
 - iv) Question from floor as to why the assessment increase – Response:
 - (1) Primary reason is work party turn out has gone down and increased the need to have necessary work done by professionals
 - v) The waterfall repair expense was from 2017 and not counted in 2018 budget. Therefore, some of the amount don't appear to balance if just looking at 2018 numbers.
 - vi) The reserves included the attorney refund Becky discussed
- ACC chair – Craig Cox
 - i) Waterfall pool had a leak and needed repair
 - (1) Partially repaired at this point but waiting for warmer weather to complete job
 - (2) Initially it looked like we needed a new liner however the repair person was able to seal the leak. The cost of a liner is prohibitive. We are waiting to see if the seal holds so we do not have to install a liner.
 - ii) School bus stop is in place
 - iii) Planning on spring work party
 - iv) Looking into rocking 104th ST ditch, price of rock keeps changing
- Secretary's report
 - i) Weatherby web site (<http://weatherbystates.org>)
 - (1) Forms needed for HOA business are available on web site (such as requesting ACC approval for changes)
 - (2) Minutes from meetings are posted there
 - ii) Facebook group (<https://www.facebook.com/groups/320084081702580/>)

6) Elections

- Annual budget ratification
 - i) The FY 2018 budget was prepared and approved by the board and now must be voted on by the homeowners. As per by laws, if majority reject new budget the exiting budget and assessment will remain in place until a new one is approved.
- Board member election

- i) Reviewed election process in by-laws
- ii) Community elects board members then board meets to assign specific offices
- iii) Discussed length of terms and elections
- iv) Steve's term is expiring
- 14 votes (including proxies) received to ratify budget
 - (1) 14 votes to ratify budget
 - (2) Budget ratified
- 13 votes (including proxies) to re-elect board member (one abstention)
 - i) Since quorum was not present, vote will be accepted and if contested we will hold a special meeting and new vote
 - ii) Steve Harper re-elected

7) Adjournment 7:30 PM

Post Annual meeting, special board meeting – As per by-laws the newly (re)elected board must meet after the annual meeting to decide officer positions.

1. Meeting called to order: 7:40 PM
2. Motion proposed to keep all positions as they are:
 - President - Becky Fox
 - Vice President – Steve Harper
 - Secretary – Raymond Swearingen
 - Treasurer – Jamie Eder
 - ACC Chair – Craig Cox
3. MSP 4/0 – motion carried (Steve had left)
4. Adjournment 7:41 PM