

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
7 September 2006

The WHOA Board of Director's (BOD) meeting was called to order at 7:15 p.m. on 7 September 2006 at the Steine residence (10932). New officers were assigned at the beginning of the meeting: Lori Christensen (LC) was elected President; Travis Smith (TS) Vice-President; Lia Fordjour (LF) Treasurer; Scott Christiansen (SC) remains Secretary; and Harriette Steine (HS) serves as a Board member. HS also serves as the Grounds Committee (GC) Chair. Barry Steine, Architectural Care Committee (ACC) Chair, the representative from Abaris Realty, Evan Donovan (ED) and homeowners from 10942 and 10927 also attended.

Minutes from the BOD Meetings on 2 May 2006 were approved and will be distributed to the community. BOD will ask Eric Mandel to take the 'draft' label off of the minutes from 14 March 2006 and 2 May 2006 on the WHOA website (www.wetherstonehoa.com).

Homeowner Comments: Gary Yeck (10942) commented about the Comcast and Verizon cable and fiber optic box covers that do not stay fixed and which are filling up with debris and soil.

Sue Nash (10927) requested to see our landscape request for proposals to examine the content for possible updating prior to the end of the contract period. It was thought that this homeowner, who has experience with contracts, should review our grounds and maintenance contract before its renewal. There was a request to hold a meeting of those interested in landscaping (contact HS, Head of the GC).

Sue sought information from Abaris' about insurance for WHOA officers and directors and requested that it be emailed (suenash@umd.edu). Abaris will provide documentation proving coverage.

The BOD also asked for details on the remaining period under contract for all of our WHOA services (snow removal, trash, grounds and maintenance) so that a review of the contract terms may be scheduled in a timely manner.

Correspondence:

Violation – arrears and not respecting fines: The homeowner of 10946 has not respected the fines or lien imposed by WHOA. According to the Rules and Regulations (p. 19 section 13: Assessments) it is now permissible for WHOA, through Abaris, to start foreclosure procedures. A letter to the homeowner will be written to that effect. Effective immediately, interest will begin to accrue on the outstanding fees, as outlined by section xiii of the bylaws.

BOD has requested Abaris to speak to their lawyer to understand the foreclosure process and the Maryland Lien Act if this situation cannot be resolved in a timely fashion. The BOD hopes that foreclosure proceedings will not be necessary, but strongly feels they take all measures to compel this homeowner to pay WHOA fees.

Violation – failure to respond to request: The homeowner of 10940 should remove the wires from a previously installed satellite dish.

ACC & GC Committees: No reports

Financial Committee:

Investments: BOD members asked for Abaris to find a good interest-earning investment for one of the Certificates of Deposit that has matured.

BOD members asked Abaris to clarify the rules in our by-laws regarding fee increases beyond 5% per year. As they appear to read, the board has the authority to increase fees above the 5% per year if greater funds are expected to be needed by the community. It was previously thought to require a majority vote of all homeowners.

Tot Lot: Abaris was asked to shift the tot-lot reserve funds into the reserve line item for gutters and curbs as the Tot Lot is no longer present.

WHOA BOD fee increase: The BOD voted to increase the WHOA monthly fees as discussed in the Annual Meeting on 6 June 2006. A closed budget meeting of the BOD will be held on Wednesday, 20 September 2006 at the Steine Residence (10932) to quantify the level of need and to set the actual amount of the increase.

Homeowners are reminded that this is the culmination of a long discussion that has been recorded over time through the WHOA meeting minutes (see the website for minutes back to January 2004). The community does not collect enough fees to keep up with normal repair and maintenance which is exacerbated by regular unplanned expenses such as heavier than normal snowfall (2004-2005) and fallen tree removal (2005-2006).

New Business: None

Old Business:

Sidewalks, curbs and aprons: Two proposals for repairs have been received for approximately \$2,100 and \$10,000. It was recommended to find one more quotation. We have \$5,000 budgeted for this line item in the reserve.

Next Meeting: A working meeting for the BOD to quantify the upcoming budget needs is scheduled at 7 p.m. on Wednesday 20 September 2006 at the Steine residence (10932). Shortly thereafter, the community will be asked to vote on the proposal. Homeowners will receive a formal letter announcing the plan and be given instructions on how to mail in or hand-deliver their response.

BOD email addresses: HS (hbsteine@verizon.net), SC (scott.christiansen@verizon.net); TS (tsmith@totalwine.com); LC (lorimchristensen@hotmail.com); LF (lia_allen@hotmail.com) and ED (evanjdonovan@yahoo.com);

The meeting adjourned at 8:40 p.m.

Board Member	Initials	Date
Lori Christensen, President 10925; Tel 301-649-2195		
Travis Smith, Vice President 10923; Tel 301-649-3273		
Scott Christiansen, Secretary 10905; Tel 301-649-6379		
Harriette Steine, Member 10932; Tel 301-649-4884		
Lia Fordjour, Treasurer 10921; Tel 301-649-1632		