

MINUTES
BOARD OF DIRECTORS (BOD) MEETING
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
20 March 2007

The WHOA Board of Director's (BOD) meeting was called to order at 7:05 p.m. on 20 March 2007 at the Steine residence (10932) with the following members of the BOD in attendance: President Lori Christensen (LC); Vice President Travis Smith (TS); Treasurer Lia Fordjour (LF); Secretary Scott Christiansen (SC) – who is resigning after this meeting as he is moving overseas; and Harriette Steine (HS), who 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 10928 and 10938 also attended.

Minutes from the BOD Meetings on 16 January 2007 were approved and will be distributed to the community. Eric Mandel will be requested to post these minutes as a draft and show the 16 January minutes as approved on the WHOA website (www.wetherstonehoa.com).

Homeowner Comments:

A homeowner (10928) reported the appearance of a hole from water erosion at the top of the retaining wall behind their house. The BOD members noted that this had happened once before two years ago and that we should take immediate action to fix the problem.

During the discussion ED reported that Abaris has used an engineering company named Stevenson and Good that is skilled with drainage issues. They are adept at assessing problems and presenting solutions. The BOD feels they now have the budget and backing of the community to move forward with a comprehensive plan to address the drainage and water flow issues in a permanent way.

Financial Committee:

The financial report looks better than two months ago; however, it should be noted that there were also fewer expenses during the winter.

The Board noted that we had a total of five snowfall events this year. There are some outstanding issues with the snow removal contract and WHOA, through Abaris, wishes to discuss the billable costs for this year's services. It was felt that the charges presented in the invoice were too high and might even have been a mistake. Abaris will follow up.

Delinquency: None

Correspondence:

Flood damage: During the last meeting Abraham and Rhonda Helal (10946) attended to discuss the flood that occurred in Rhonda's unit as a result of leaves that were blocking the drain. At issue is whether WHOA, Abaris and the contracted ground-keepers were negligent for not removing the leaves prior to the heavy rainfall event that blocked the drain. WHOA BOD asked State Farm for an opinion and they said we are not liable.

WHOA BOD likened this situation to the year when a severe wind storm knocked down a tree which destroyed somebody's fence. We did not pay to replace the fence. BOD regrets this flooding incident but feels this decision will protect the community against similar claims in the future. Given the very tight budget we work with it is not possible to commit funds for weather-related incidents.

Lighting at the entrance to Wetherstone: Power Systems Electric found a short circuit in the lighting at the entry and asked for \$1,200 to repair it. This sounds too expensive: another bid or an alternative battery powered system should be examined. Abaris will follow up.

ACC & GC Committees: No report

Old Business:

The BOD discussed how to proceed with several issues raised in the last meeting:

- a) Clean up of the rip-rap: suggest asking Walt's tree service to be included in the bid process. It is suggested that the timing of the rip-rap cleaning be timed to not only clean out trash but to weed whack the first flush of vegetative growth that will be present in early to mid-May;
- b) Repaint the mistakenly identified parking spots that should not be labeled "reserved" – also request that old paint be wire brushed to remove the chipped paint before applying the next layer;
- c) Sweep the street in spring or ask grounds-keepers to blow it each time they come;
- d) Paint and repair the damage to the speed bumps;
- e) Replace damaged portions of the fence along the retaining wall and the point where the rip-rap begins; extend the section to the shed near 10901 to protect the *pachysandra* from foot traffic; and plant evergreens as a visual barrier;
- f) Fill the sinkhole behind the retaining wall immediately.

New Business: The BOD recruited another board member and Secretary with the resignation of SC. Stacy Killen (SK) (10939) was nominated and approved as a new BOD member and she volunteered to take on the role of Secretary – thank you to SK and welcome to the BOD.

Next Meeting: The next meeting is tentatively scheduled at 7 p.m. on Tuesday 8 May 2007 at the Steine residence (10932).

Annual Meeting: Please tentatively mark your calendars for the WHOA Annual Meeting on Tuesday 19 June 2007 at 7 p.m. (location TBD).

BOD email addresses: HS (hbsteine@verizon.net), SC (schristiansen@usaid.gov); TS (tsmith@totalwine.com); LC (lorimchristensen@hotmail.com); LF (lia_allen@hotmail.com); ED (evanjdonovan@yahoo.com); and SK (stacykillen@aol.com).

The meeting adjourned at 8:15 p.m.

Board Member	Initials	Date
Lori Christensen, President 10925; Tel 301-649-2195		
Travis Smith, Vice President 10923; Tel 301-649-3273		
Stacy Killen, Secretary 10938; Tel 301-649-3951		
Lia Fordjour, Treasurer 10921; Tel 301-649-1632		
Harriette Steine, Member 10932; Tel 301-649-4884		