

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
14 March 2006

The WHOA Board of Director's (BOD) meeting was called to order at 7:10 p.m. on 14 March 2006 at the Steine residence (10932) with the following members of the BOD in attendance: Travis Smith (TS), Lori Christiansen (LC), Secretary Scott Christiansen (SC) and Vice President Harriette Steine (HS). HS also serves as the Grounds Committee (GC) Chair. Barry Steine, Architectural Care Committee (ACC) Chair and homeowner Eric Mandel (10911) also attended. Evan Donovan (ED) attended from Abaris Realty. WHOA BOD President Gary Yeck (GY) was not able to attend.

Minutes from the BOD Meetings on 10 January 2006 were approved by the BOD and will be distributed to the community.

Homeowner Comments and Discussion:

Website: Eric Mandel (10911) provided an update about the WHOA website (www.wetherstonehoa.com). There has been few responses with regard to adding entries to the WHOA Directory. LC and HS will call people to seek additional entries.

Public announcements: TS suggested we use the mailboxes to post announcements. This would be the best place to get the word out about things that are happening in the community. LC volunteered to post items.

Parking: The BOD has requested that Abaris provide notice by letter to vehicle owners who are out of compliance with the rules and regulations. No house is entitled to two reserved spaces. The rules state that there is one reserved space for each non-garage unit. For homes with a garage, their reserved space is their driveway. Further, some cars are parked (i.e. stored) for extended periods of time at Wetherstone. If cars belonging to community members are not used and look abandoned then arrangements should be made to park those vehicles in another location.

WHOA BOD would at a minimum ask homeowners to register all of their vehicles so we know – by default – the vehicles that do not belong in our community.

Access to Rules and Regulations: For those who do not have a copy of the rules and regulations, please note that Abaris scanned a copy for WHOA and Eric Mandel posted it on the website so that it can be readily referenced by community members. The section of the rules and regulations related to parking is attached (Appendix A) following page 16.

Roof repairs: Eric also requested information from Abaris for the name of a handyman or carpenter who can take a look at leaks in the roof of his unit and several others (i.e. 10901, 10905 and 10913).

ACC & GC Committee:

Drainage and erosion: Based on the minutes of the last meeting, in which the BOD called for a comprehensive approach to solving the drainage and erosion problems of the community, Abaris asked potential contractors to visit some of the sites identified as problems. At the present time we do not have a first draft of actions in the form of a proposal to which we could react; however, the following are some of the actions that can be reported:

- Landscapes Inc. was asked to look at the drainage problem emanating from the southeastern end of the retaining wall that currently runs across the parking lot into the drain in front of unit 10905. An 80-foot-long extension of the retaining wall was proposed in the bid that would cost \$8,100. BOD dismissed this option as too expensive.
- A representative (Wendi) from the Facility Service Co. (who currently has the WHOA landscape contract) recommended ivy as a solution to stop and hold the runoff and HS said they would incorporate sweeping or blowing of the parking lot to remove organic debris and soil deposited from erosion events.
- Drainage behind units 10901, 10903, 10905, and 10907 is exacerbated by water emanating directly from the gutters and drain spouts from each unit that contributes to the saturation of the grass alley between the fence and the woods. The suggested solution would be to connect each drainage spout to PVC pipes to convey the water across our respective patios into drainage tiles placed beneath the grass alleyway. The drainage tile could also connect to a lateral line with an outflow terminating at the end of the rip rap by the creek. The Abaris position was that homeowners would have to bear the cost of this improvement. It was suggested that affected homeowners could meet and prepare a plan and receive a bid to address this drainage problem as a group by negotiating a combined job-order with a landscaper.
- Evan Donovan from Abaris will meet with Verizon to review the landscaping problems (e.g. ill-fitting cover plates and subsidence of soil) created following installation of the fiber optic cables.

Tree removal: It has come to the attention of the BOD that some trees at the entry of Rocky Mount Way (trees identified with orange tape) are dangerous or unsightly so should be cut down and removed. The most cost effective bid for \$5,300 was from Walt's Tree and Landscaping Services and work will proceed during the week of 27 March 2006.

Financial Report:

Inadequate maintenance budget: As a logical extension of the discussion on tree removal the BOD was compelled to ask whether we had sufficient money to implement the tree removal. As the windy spring period is upon us, the BOD felt that prevention could save very costly repairs should a large tree fall on one of the townhouses. We verified that the money was available but once again WHOA is in a difficult financial situation with regard to operating and maintenance costs.

Fee increase: After several years of debate and regular 5% fee increases, the BOD has come to the conclusion that we must formulate a more realistic proposal to generate the additional \$15,000 per year for needed maintenance – a figure derived from experiences during the past two years. This equates to a \$31.25 per month increase for each unit. It was agreed that the proposal will be drawn up by Abaris. The BOD will review the text, make any amendments and approve its distribution to homeowners for their notification and ratification. The fee increase would come into effect as soon as possible under existing management procedures and will be timed so as to permit homeowner comment at the Annual Meeting in June.

Update on Delinquency: Several homeowners have been notified that they are behind with their payments.

Correspondence to and from management: None

Old Business:

Organic herbicide: We will use corn gluten for use in the spring as an alternative to chemical herbicides.

Trash and pet droppings: Letters will go out from Abaris about owners cleaning up after their pets and use of proper containers for trash.

Concrete sidewalk: The concrete aprons alongside the sidewalks of units 10921, 10923, 10925, 10927 and 10929 are in need of repair.

New Business:

Spring clean up: BOD will organize a spring clean up weekend by bringing a dumpster on 9, 10 and 11 June 2006. On Saturday 10 June it is proposed to have a community barbeque to follow a morning garage sale.

Home improvements: Authorizations were given to Steine's (10932) to repaint their front door (Color: Wood spice) and Christensen's (10925) to improve their garden with the installation of a new planter.

Annual Meeting: The WHOA Annual Meeting and election of officers will take place on Tuesday, 7 p.m., 6 June 2006 at Sligo Middle School.

Repeat notice: The BOD will approach the volunteers who expressed interest during the Annual Meeting to serve. President GY that he would be moving during 2006 but will serve through the Annual Meeting in June; therefore, WHOA needs to plan for his replacement.

Next Meeting: The next meeting is scheduled at 7 p.m. on Tuesday 2 May 2006 at the Travis Smith residence (10923).

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

The meeting adjourned at 8:45 p.m.

Board Member	Initials	Date
Gary Yeck, President 10942; Tel 301-649-3453		
Harriette Steine, Vice-President 10932; Tel 301-649-4884		
Scott Christiansen, Secretary 10905; Tel 301-649-6379		
Travis Smith, Treasurer 10923; Tel 301-649-3273		
Lori Christensen 10925; Tel 301-649-2195		