

MINUTES
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
2 May 2006

The WHOA Board of Director's (BOD) meeting was called to order at 7:15 p.m. on 2 May 2006 at the Smith/Elberson residence (10923) with the following members of the BOD in attendance: Travis Smith (TS), Lori Christiansen (LC) Vice President Harriette Steine (HS), and President Gary Yeck (GY). HS also serves as the Grounds Committee (GC) Chair. Barry Steine, Architectural Care Committee (ACC) Chair and homeowners from 10938, 10921 and 10927 also attended. The representative from Abaris Realty, Evan Donovan, was not in attendance.

Homeowner Comments and Discussion:

Parking Spaces: Stacy (10938) questioned the rules of parking regarding the former homeowner at 10938 promising two reserved spots with their residence at 10938.

- Brought up the issue that there are 8 reserved spaces for 5 units per Appendix 8 of the parking code.
- Wanted to determine number of reserved spots per homeowner.
- Board concluded that not single Residence has the rights to more than one parking space.
- Next time curbs are painted, we will over paint three of the 8 spots that now say "Reserved".
- Homeowner agreed to speak to neighboring homeowners and will resolve individually and report back to board if not settled individually.

Contract Negotiation: Sue (10927) requested to see the contracts for the landscaping and painting the next time that they are up for renewal.

- Believes that other communities may get more for there money and would like to help make sure we get the most of ours.
- Inquired if we should consider a new management company other than Abaris?
 - Homeowner suggested two other names: Mitchell and Best, ZELCO two management companies she has experienced at other communities. Sue did not endorse these companies, but mentioned them as alternatives.
- Would like to be part of the bidding process and offered to write specs for future bidding processes as she has professional expertise and experience.
- WHOA Board welcomed Sue to assist in preparing specifications for the next bidding process. To be part of the contract review process the homeowners was encouraged to join the board.

Fee Increase: Most members of the board believe that an increase in the monthly fees assessed to each homeowner needs to be increased immediately. Currently the board cannot raise the fees by more than 5% per year and the HOA revenue seems to barely meet daily operating expenses. This leaves little or nothing to cover unexpected events such as greater than average snowfall or downed trees, which involve substantial expense. The board has been discussing this topic for some time, and this topic was the major point of discussion during this board meeting.

In rough terms, it seems that the board has to cover between \$5,000 and \$10,000 in unexpected expenses each year.

While the HOA has ample “reserve” funds, these funds cannot technically be used for expenditures for expenditures such as tree removal or extra snow removal. The funds are instead earmarked to replace ‘big ticket’ items such as the retaining wall, sidewalks and the road.

In summary, there are three things that need to be determined: How to increase the revenue, how much to increase the revenue, and how to spend/allocate the increased funds.

In discussing how to present the topic to homeowners for discussion, feedback, and ultimately a vote, the topic was broken into following sub-topics:

How to increase? :

- One time assessment. Requires a 2/3 majority of all homeowners.
 - Changing the by-laws to allow a 2/3 majority of voting homeowners, as opposed to all homeowners, was also discussed.
- One time increase in the monthly fee.
- Change the by-laws to allow the WHOA board to increase the fees by more than 5% per year.
- Have additional, one time assessments to pay for emergency expenditures as they arise.
 - May also require a by-law change as the special assessment approval process is slow.

How Much to Increase? :

- Special Assessment of \$5,000: Cost of the un-budgeted tree removal recently completed.
- Increase dues by \$30/month. This amounts to the typical “unexpected expenses” experiences each year.
- Increase the HOA boards purvey to increase the dues to 10% per year.

What to spend it on: Some homeowners are interested in not just funding the status quo, but upgrading and improving the look of the community.

- 1) Do we want to maintain status quo and look for funding to achieve this on an on going basis?
 - 2) Or do we want to cover this base need and also review additional projects and improvements to further enhance our community?
- Many homeowners noted they want to see tangible results from an increase in the monthly HOA fees.
 - Comments were heard from some recent homeowners who commended the community for maintaining it appearance and in fact it was one of the factors that made them choose to purchase a home in the community in the past year. They also expressed interest in maintaining, and perhaps improving, the appearance and standards of the community through increased fees, above and beyond maintaining the current standards.
 - Several board members wanted to hear feedback from the community on this subject.

General Comments:

- LC reported that some homeowners have all requested that we have a dumpster more than once per year.
- Sue (10927) inquired if the WHOA had Directors and Officers Insurance Coverage

- Several Board members also expressed interest in determining this answer.
- Community Repair Issues Reported:
 - LC reported that Reggie at 19033 told her that a Tree fell on his fence. He would like to get a quote to fix the fence and the WHOA to pay for the repair.
 - GY requested we determine if our insurance covers such incidents and will follow up with Abaris.
 - TS wanted to know what responsibility and liability we have for such issues, and if there is precedence for paying or not paying for such items.
 - Two rotten posts on the wall behind the (William's Residence).
 - Concrete Aprons in front of 10923, 10925 and 10927 need replacement.
 - Can this be paid for using reserve funds?
- LC- Requests that homeowners cover up recycle bins on windy days to avoid the trash that spreads around on such days.
- Tree between 10921 and 1019 tree needs trimming.

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.

Continuing Business: Two homeowners that the HOA is fining \$100/month are not showing up in the letter sent to homeowners.

Annual meeting:

Annual Meeting at Sligo Middle School on Dennis Av. On Tuesday 7PM June 6th.

Meeting adjourned at 9:05 PM.

ACC & GC Committee: Nothing to report.

Financial Report: Nothing to report.

Correspondence to and from management: None

New Business: None

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		