

**MINUTES BOARD OF DIRECTORS (BOD) MEETING  
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)  
MAY 5, 2009**

The WHOA Board of Director's (BOD) meeting was called to order at 7:05 p.m. on May 5, 2009 at the Steine residence (10932) with the following members of the BOD in attendance: President Debbie Salvatore; Vice President Travis Smith; Treasurer Josh Billigmeirer; Secretary Stacy Killen; Alan Goodman, member; the representative from Abaris Realty, Evan Donovan; Lori Christenson; Barry and Harriett Steine; Mary Sanders (10928).

Minutes from the BOD meetings on March 6, 2009 were approved and will be posted on the WHOA website.

Homeowner Comments: NONE

Financial Report:

WHOA has two certificates of deposit that are nearing maturity. The BOD is considering how to reinvest these funds at a higher interest rate and Josh Billigmeirer agreed to research interest rates for the best return on our investment. Since WHOA has \$131,000 to be invested, the BOD agreed that it was prudent to keep approximately \$15,000 in a Money Market Fund and to invest the remainder of our funds in a series of Certificates of Deposit with varying maturity dates.

Evan also reported that he had gone over the audit we received from our certified public accountants (CPA) based on their review of the WHOA financial statements for the year ended December 31, 2007. He assured the BOD that our financial statements are proper. One line item (3311) in the reserve account has a negative balance because the BOD agreed to pay for WHOA asphalt repairs from the contingency fund. Evan recommended that we reclassify this item in the budget to avoid any confusion.

Evan Donovan assured the BOD that Storm Water Facility will be removed from the budget sheet as discussed at the last meeting.

Update on Delinquencies: Nothing new to report

Correspondence: Email from Stacy Killen requesting that Terra, Inc. mow the areas above the retaining wall beside her unit (19038).

Architectural Control Committee (ACC): The ACC conducted the spring walk-through of the community at the end of April and has issued letters to several homeowners for improvements to their property. The BOD was advised that the light adjacent to 10920 was knocked down by a commercial vehicle and will have to be repaired.

Grounds Committee (GC):

The BOD is sad to announce that Lori Christensen and family will be leaving Wetherstone in July. We extend our sincere thanks for all of the hard work that she and Steve have performed for the community. They will be missed. The BOD agreed that a gift certificate should be given to Lori as a small token of our appreciation.

Lori advised that she has received positive feedback in the community regarding the work by Facility, Inc. The clean-up between WHOA and Pebble Run has been completed, as well as the clean up in the front entrance. Terra has recommended a variety of evergreens to plant throughout the property to maintain our privacy. The BOD has requested a proposal from Terra to determine how to best spend the remainder of our landscaping budget for the year. In order to save money, Lori recommended that we get a group of volunteers to replant the pachysandra (She estimated that it could cost up to \$1400 to have a professional do the planting).

The BOD asked Abaris to send a letter to one homeowner whose backyard has become a health issue. Evan Donovan will also check whether Comcast properly reseeded the areas behind 10911 and 10907 where the ground was uprooted to lay cable last year.

The BOD reminds the GC to obtain a group estimate from Walt for homeowners who are in need of tree cutting/trimming on their individual properties.

Old Business:

Dumpster Day has been scheduled for the weekend of June 12-15, 2009.

With regard to the ongoing drainage issue behind units 10901–10911, Abaris has drafted a letter advising the affected property owners that it is their responsibility to bury their downspout lines. We are now seeking an estimate from Terra to run a French Drain in order to link up all of the buried downspout lines and move the water away from the affected properties.

New Business:

The point was also raised by Stacy Killen that in addition to the problems behind units 10901 – 10911, there are comparable water issues throughout the entire community. The BOD agreed that we need Terra to review the entire community and offer recommendations. Accordingly, Evan Donovan will contact Terra and ask them to prepare a comprehensive plan to address all of the water issues that have been a concern since Wetherstone was built. The Board will meet with Terra on May 27 2009 to discuss what is needed and what costs this will entail. Based on the proposal we receive from Terra, the BOD may seek additional bids from other companies for comparison. We understand that the community water issue may be expensive and require a plan that carries over more than one year. The BOD will place this issue on the agenda for the annual meeting and invite Terra to make a presentation. We anticipate feedback from the WHOA members as to how we should deal with the water issues from a financial standpoint, i.e., special assessment or paying out of the reserves.

Evan Donovan is assisting the BOD in updating our records with respect to car registration/license plate information for all homeowners and renters in WHOA. The BOD agreed to raise the issue of parking problems at the annual meeting and obtain a list of registered cars and their owners to better monitor the situation.

Next Meeting: The next meeting is the BOD meeting with Terra on May 27, 2009 at 7:00 pm. Stacy Killen will host the meeting at her residence (10938).

The Annual meeting is tentatively scheduled for July 8, 2009.

The meeting adjourned at 8:45 p.m.

Board Member	Initials	Date
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Debbie Salvatore, President			
10925; Tel 301-649-1405			
Travis Smith, Vice President			
10923; Tel 301-649-3273			
Stacy Killen, Secretary			
10938; Tel 301-649-3951			
Joshua Billigmeir, Treasurer; Tel 301-792-9432			
Alan Goodman, Member			
10907; Tel 301-649-5846			