

MINUTES
BOARD OF DIRECTORS (BOD) MEETING
WETHERSTONE HOMEOWNERS ASSOCIATION (WHOA)
8 MAY 2007

The WHOA Board of Director's (BOD) meeting was called to order at 7:25 p.m. on 8 May 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 Stacy Killen (SK) who has replaced Scott Christianson following his resignation; 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).

Minutes from the BOD Meeting on 20 March 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 20 March 2007 minutes as approved on the WHOA website (www.wetherstonehoa.com).

Homeowner Comments:

At the last meeting, a homeowner (10938) reported the appearance of several sinkholes from water erosion at the top of the retaining wall behind their house. ED reported that Abaris is still awaiting a proposal from the engineering company of Stevenson and Good regarding a comprehensive plan to address the sinkholes as well as an overall plan to address the drainage and water flow issues in the community.

Financial Committee:

The March financial statement was presented by Abaris to all BOD members.

In a follow-up to outstanding issues regarding snow removal, the BOD was presented with a copy of the bill from D&A Clark Contractors, Inc. The BOD agreed that the bill was too high and questioned several invoice charges. The BOD has agreed to offer, as payment in full, only one-half of the requested payment. The BOD is looking into alternative contractors for snow removal next year. Abaris will follow up.

The BOD noted that a line item for the Tot Lot still appears on the budget, but that this represents money that remained in the reserve prior to approval of the new budget. There have been no new contributions this year. The BOD proposes to reallocate the Tot Lot reserve to the grounds committee to aid in costs incurred for fixing erosion problems in the community.

Delinquency: The aged arrears report was presented by Abaris for review.

Correspondence:

Flood damage: During the last meeting the BOD agreed that we are not liable for flood damage incurred by Abraham and Rhonda Helal (10946) as a result of leaves that were blocking the drain. However, the homeowners are still seeking relief and have asked the BOD to waive all late fees and legal fees they currently owe to WHOA. The BOD agreed only to waive the nominal late fees. The homeowners are still required to pay legal fees that are in arrears.

Trash Removal: The BOD has sent a letter to a new homeowner, Pattanamekar (10942) regarding improper trash placement; although there is some question as to whether the current occupants are owners or renters. Abaris will request a copy of any lease agreement that has been issued by the homeowner.

Lighting at the entrance to Wetherstone: Power Systems Electric found a short circuit in the lighting at the entry and has asked for \$1,200 to repair it. The Board agreed that the cost of fixing the lighting is too high and that we should focus our expenditures on more pressing matters in the community at this time.

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: J&W Construction has presented a bid which is under consideration;
- b) Proceed to repaint the parking spots and speed bumps; the BOD agreed that, as a more attractive alternative, the speed bumps should be repainted white as opposed to yellow;
- c) Proceed to 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;
- d) As previously noted, the BOD is still awaiting information on cost to repair sinkhole behind the retaining wall;
- e) The BOD is getting a bid to put in a walkway behind 10911-10917 in order to determine the cost of addressing the ongoing erosion/swamp-like condition that has prevented the homeowners from accessing that area;
- f) The BOD agreed that Walt's Tree Service will perform a community wide removal of all hazardous trees, limbs, and debris, and will trim the trees along the creek.

New Business:

Dumpster Weekend is scheduled for the weekend of May 27, 2007.

The BOD agreed that a new addition to deck has been constructed by a homeowner (10903) in violation of the WHOA rules and must be removed. Abaris will follow up with the letter requesting removal of this addition. This is a regrettable situation; however, the homeowner did not request permission to add raised walls and lattice work to their deck as required by the WHOA rules. If they had done so, the BOD would have denied the request and therefore, the expense incurred by the homeowner could have been avoided.

Especially during the summer months, all homeowners are advised to abide by the WHOA rule that requires trash to be placed in garbage cans to avoid rodent and sanitary issues. No trash is to be kept on the balcony of the units.

Next Meeting: Annual Meeting

Annual Meeting: The WHOA Annual Meeting is scheduled for Tuesday, 19, June 2007, at the Glen Haven Elementary School, from 7:00-9:00 pm .

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 8:45 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		

