

Weatherstone HOA Annual Meeting January 10, 2012

Call to Order 7:10

Homeowners present: 33

Board present: Tom Spellman, Catherine Deuty, Gene Riddle

1) Welcome

8th annual meeting

2) Election of Board members

Gene and Catherine are at the end of their terms. Ballot contains Kim Winkler, Bob Milane, Scott Millis and Mark Magnan. Elected are: Mark Magnan and Scott Millis.

3) 2011 Year End Statement

It was a good year, ending \$9721.34 to the good. Saving due to many actions including: Gene renegotiating our insurance and Wes bringing in new landscaping company. There is no raise in HOA dues for 2012 but they are likely to go up in 2013. Accomplishments include: revision of clubhouse policies, purchasing more chairs for clubhouse, new pool rules signs to alleviate confusion, re-strapping old pool furniture, purchasing new kiddie pool regulator, allowing swim team pool memberships (this had no impact on pool use, so board approved 10 additional memberships requested by the swim team), irrigation repairs, clubhouse a/c repair, light repair at entrance, requesting traffic calming program (will be conducted this month), contacted roads for round about issues (with no result so far) and blockade needed on Brandau.

4) 2012 Approved Budget

Board was conservative on income. We need to build up reserves. Board pumped up expenses, so we are covered and can cover projects we want to complete in 2012: pool coping, paint clubhouse, beef up our entrances with lighting etc, street signs refurbished, possible clubhouse re-floor. Any funds not used at the end of the year goes into reserves.

5) Pool Updates

Plan to purchase additional lounge tables and one more table set (possibly with umbrella).

Coping patches will be done around both pools.

Upstate pool is doing a good job for us and they have been very responsive.

6) Grounds Updates

Plan to update entrances with lighting etc.

Attridge is doing good job.

7) Clubhouse updates

Plan to get estimates on replacing carpet with hardwood flooring.

8) Nominating committee 2013

Tom Spellman

Dave Walker

Gene Riddle

Catherine Deuty

9) Handouts Available today

New committee sign up and descriptions

Homeowners list
Covenants
By laws

10) Website reminder

There is a new neighborhood information page for standing information. Our email list can only be sent to from email addresses on list. There is a limit of 400 emails per hour and there are over 120 emails currently on the list. Just a few emails in an hour to the list will hit our limit.

11) Acknowledgements

Board members - Gene Riddle, Catherine Deuty, Wes Basham, Michelle Kelley
Clubhouse - April Walker and Denise Jennings and then Wendy Boccicchio, Susan Rumsey, and Lisa Millis

Social - Rose Leary and Kim Winkler

Proffitt's Office - Anne Marie and Leslie

Graham Proffitt

President HOA Board Tom Spellman

Adjourned 8:13

Weatherstone Homeowners Association

**HOA Meeting Minutes
February 15, 2011**

Board Members Present:

Mark Magnan, Tom Spellman, Wesley Basham, Scott Millis, Michelle Kelley

Homeowners Present: 3

Called to Order: 7:05pm

Landscaping

The HOA board has received a quote – currently waiting on second quote for landscaping design for improving the entrances and clubhouse areas with new plantings and lighting. The board believes that the entrances should better represent the stature of homes in Weatherstone. The board is evaluating a phased plan and if that is the approach we agree upon, we will publish the phased plan for the landscaping so all homeowners are aware.

In addition to the landscaping - the pergola, and play set are in need of need of attention. The playset has a few broken swings, the playset is a Rainbow playset and should have a lifetime warranty – Tom Spellman will inquire and provide an update.

Pool Update

Repairs to the coping of the pool have been completed, the cost of the repairs totaled \$650.00

Email Usage

We ask that all residents use email for notices or questions, not as a chat line. Please respond directly to senders, not to the entire list.

Homeowners Dues

Currently there are 72 out of 127 homeowners that have paid the 2012 dues. The final due date for dues is February 29, 2012. Any dues not received by the final due date will result in a \$50.00 late fee. No exceptions will be considered. A reminder will be sent out via email.

2012 Board Positions

The board positions for 2012 are as follows:

Mark Magnan – President

Wesley Basham – Vice President

Secretary – Tom Spellman

Treasurer: Michelle Kelley

Member at Large – Scott Millis

General Discussion

Speed Bumps – Greenville County has conducted the survey in our neighborhood but the results of the survey are unknown at this time. **Post-meeting update:** The results have been received. Upon performing the traffic study, Weatherstone streets do not qualify for the Speed Hump Program at this time. We do have the option to request “*Slow down for safety*” signs and/or a radar speed sign. The board will evaluate.

School Zoning Meeting with regards to rezoning Weatherstone to Ralph Chandler Middle School will be held on February 29th, 7:00 pm at the Weatherstone clubhouse – all are welcome to attend, please contact Lynn Magnan or Catherine Duety or additional information.

Lynn Magnan is requesting the board *potentially* consider allowing Brashier Middle College School use of the pool for their swim team practices – this would keep the pool open till 10/02/2012. The Swim team for this school is also researching other opportunities as well. The cost to keep the pool open till 10/02/2012 is \$840.00 which would be paid by the school. Lynn handed out a summary of the request to the board members.

There is a Social Activity planned for 02/17/2012 – wine tasting at P Simpsons in downtown Simpsonville.

Meeting adjourned: 7:40pm.

Weatherstone Homeowners Association

**HOA Meeting Minutes
March 13, 2011**

Board Members Present:

Mark Magnan, Tom Spellman, Wesley Basham, Scott Millis, Michelle Kelley, also present
Graham Proffitt

Homeowners Present: 3

Called to Order: 7:02pm

Landscaping

The HOA board is still evaluating plans for the improvement of landscaping at the entrances and clubhouse areas. We are currently pursuing additional quotes. Wes Basham is following up.

Tom Spellman will be contacting the Rainbow playset manufacturer representative to inquire about possible warranty repairs.

Pool Update

Regarding the swim team, there are currently 17 swim team memberships that can be expected. This is 3 fewer than last year, and well short of the 28-30 expected for this year. Lisa Millis is actively pursuing additional memberships. The board will likely be required to adjust the projected income, however.

The swim team has requested that practice time be adjusted 15 minutes earlier than the 7:30 start time of last year. The board is evaluating.

Lynn Magnan's request for use of the pool by the Brashier Middle College swim team is under evaluation and the board will vote. Allowance of the usage would extend the pool season approximately one month into October, the additional time at the expense of the Brashier swim team. Practices would start in August with approximately 28 teenage swimmers. Impact on homeowners is being discussed as well as feasibility regarding lighting.

Traffic Study

The results have been received. Upon performing the traffic study, Weatherstone streets do not qualify for the Speed Hump Program at this time. We do have the option to request "*Slow down for safety*" signs and/or a radar speed sign. The board will evaluate. The letter received is available online by clicking [Results of traffic study](#).

Homeowners Dues

Homeowner dues update: We currently have (6) outstanding dues unpaid. We are the past the due date of February 28. Begin process to impose penalty fee; notification to outstanding homeowners

Also, a homeowner letter was discussed regarding the ability to “opt out” of paying for the pool or clubhouse amenities because they are not used by a particular homeowner. It was noted that all homeowners pay for these amenities in their dues, and there is no option to opt out. These are community-owned and operated amenities and everyone pays for their maintenance regardless of personal use. So please use the amenities.

Clubhouse

The board is evaluating revisions to the Clubhouse rules, to make clear that the spirit, if not the letter of the rules, is to ensure that the clubhouse is rented for homeowner events and not rented for events for persons outside Weatherstone.

Social Committee

Kim Winkler provided information on upcoming events. These include:
A Euchre tournament (open to players and non-players who would like to learn and/or just socialize) on Saturday , March 24
An Easter Egg Hunt featuring the Greenville County Fire Department on April 5.

Also, a request has been made to run a Weatherstone Carnival event on May 19 from 4-7. The board is evaluating Kim’s proposed budget.

General Discussion

Burning wood at new construction sites: This has been noted by at least one homeowner and while this is apparently allowable by SC law, any burning must be contained and supervised. The board will monitor any further complaints to see if builder’s workers are abusing the law.

The board will also work to get any builders to remove any debris from lots they own.

Meeting adjourned: 8:15pm.

Weatherstone Homeowners Association

**HOA Meeting Minutes
April 10, 2012**

Board Members Present:

Mark Magnan, Tom Spellman, Scott Millis

Homeowners Present: 4

Called to Order: 7:08pm

Landscaping

The HOA board is still awaiting quotes for improvement of landscaping at the entrances and clubhouse areas. A final quote is expected by Friday, April 13 for entrances and Tom will be meeting with another vendor on Thursday or Friday regarding pine straw installation.

Tom Spellman will be contacting the Rainbow playset manufacturer representative to inquire about possible warranty repairs.

Homeowners Dues

Homeowner dues update: We currently have 2 outstanding dues unpaid. Notification letters were sent out via certified mail to delinquent payers. We are expecting payment of the overdue dues with late fees.

Pool Update

Lynn Magnan's request for use of the pool by the Brashier Middle College swim team was again discussed at length. Team coaches attended the meeting to provide additional information. A proposed schedule was provided for 1-hour practices beginning July 30 and ending October 2. Practices would be held 3-4 times per week from Monday to Thursday, The initial 7 practices would be held at 7AM, the remaining practices occurring in the evening hours at 7:30PM for part of August, then starting progressively earlier (7PM, 6:30PM, 6 PM) based on sunset times. Allowance of the usage would extend the pool season approximately 2 weeks past the current contracted pool closing to October 2, the additional time at the expense of the Brashier swim team. Approximately 28 teen-age swimmers would participate.

Objections were noted from the floor regarding the use of the pool by outside parties, timing of practices, and general impact on the pool, parking, etc. The board will meet in a special meeting before the next HOA meeting to discuss the proposal and finalize a vote whether or not to allow the usage. At that time, the board will also decide on

the Waverunners swim team's request that practice time be adjusted 15 minutes earlier than the 7:30 start time of last year.

In order that the board may evaluate homeowner opinions on this matter, the board will provide information to all residents via the resident's email list regarding the Brashier High School Swim Team's request. The board requests that all residences reply with their comments on this issue. Replies to the email will be delivered directly to the board and will not circulate to the resident's list. Please take the time to provide your input.

Regarding swim team memberships, there are currently 19 that can be expected of the projected 28-30 for this year. Lisa Millis is actively pursuing additional memberships.

The board intends to finalize a decision to revise pool opening and closing times to sunrise to sunset. A bulletin board will be installed at the pool for notices and for posting of sunset times.

Resident lawn/grounds upkeep

A reminder notice will be sent via email regarding the requirement for acceptable lawn and grounds maintenance within the Weatherstone Community.

Playset

Tom is pursuing possible warranty repairs to the clubhouse playset.

Social Committee

The Euchre tournament on Saturday, March 24, and there have been many requests for an encore event. The Easter egg hunt was also a great success!

The golf scramble, back by popular demand, will be held this Saturday at Bonnie Brae Golf Course.

Kim Winkler has received excellent response to the Weatherstone Carnival event, now slated for June 10.

General Discussion

The effort by homeowners to have Weatherstone rezoned for Ralph Chandler School has not gained significant ground after an initial meeting with the school board, but the effort will continue.

Other issues

The irrigation systems have been inspected and with a few exceptions seem to be running correctly. Spray patterns and run times have been adjusted.

The stolen stop sign at Brandau and Bentwater needs to be replaced. Tom will follow up with Greenville County Roads and Bridges to try to get a free replacement. Otherwise the sign will be obtained elsewhere.

The Weatherstone sign at the Hillstone entrance needs to be repainted due to a malfunctioning sprinkler head that has caused the paint to streak. Graham Proffitt has been contacted and will follow up with the vendor who did the original work. We will get a cost for the repair, or at the least, the paint colors needed. The sprinkler head is now functioning properly.

Meeting adjourned: 8:24pm.

Weatherstone Homeowners Association

**HOA Meeting Minutes
May 8, 2012**

Board Members Present:

Mark Magnan, Tom Spellman, Scott Millis, Michelle Kelley, Wes Basham

Homeowners Present: 8

Called to Order: 7:05pm

Landscaping

Pine straw has been installed at the entrances and common areas. The HOA board has received quotes for improvement of landscaping at the entrances and clubhouse areas. Based on available funds, we will attempt to do one entrance this year, followed by the other entrances over a two-year period.

Homeowners Dues

All outstanding dues have been paid.

Pool Update

Brashier Middle College swim team proposal: The team has found another pool for their swim practices and will not be utilizing the Weatherstone pool.

The Waverunner Swim team's request to move practice times up by 15 minutes was not approved by the board.

Regarding swim team memberships, there are currently 19 that can be expected of the projected 28-30 for this year. Lisa Millis is actively pursuing additional memberships.

The board has finalized the decision to revise pool opening and closing times to sunrise to sunset.

Pool rules, information, and the swim team practice schedule can be found here: <http://weatherstonesc.com/residents/pool.htm>

Resident lawn/grounds upkeep

The vast majority of homes seem to be keeping their properties in attractive condition.

Playset

Michelle Ridgway has volunteered to pursue possible warranty repairs to the clubhouse playset.

Social Committee

Kim Winkler has received excellent response to the Weatherstone Carnival event, now slated for June 10, 4-7pm. A reminder residents' email will be sent out. Kim still needs volunteers to help run carnival events.

Clubhouse

Clubhouse rentals are per day. If you leave materials in the clubhouse that preclude someone else from utilizing the space, you will be charged for renting the space until all materials are removed.

Use of clubhouse by non-residents is a discussion the board is currently engaged in.

Pets

Please be courteous of other homeowner's properties and DO NOT ALLOW YOUR PET TO URINATE ON OTHERS' LAWNS.

General Discussion

The board is evaluating the potential costs to the subdivision for maintenance items, repair, and upgrades over the coming years. This is being done to help calculate the income that will be necessary to cover these costs.

There was a theft of electrical cable at the home being constructed on Bentwater Trail near Marswen. This was followed by a second theft days later. Also, newly installed air conditioner units were stolen from the newly constructed home on Bentwater Trail near to the entrance. A silver Ford Explorer SUV with a South Carolina symbol decal was noted in connection with at least one of these thefts. Please be aware of any unknown vehicles in the neighborhood. If anyone has video surveillance equipment on their home that could be of any use in this matter, please contact the board.

Meeting adjourned: 8:20pm.

Weatherstone Homeowners Association

1018 S. Batesville Road, Building 1A

Greer, South Carolina 29650

Phone (864) 877-6978 Fax (864) 877-0805

AGENDA

May 8, 2012

- 1. Landscaping Upgrade at Entrances: The board had received quotes for improving the three (3) entrances with new plantings and lighting to better bring our entrances in line with other neighborhood developments. We are evaluating the costs and possibly considering a phased plan. UPDATE**

- 2. Landscaping UPDATE – we have procured materials and labor to place Pine Straw (needles) at all common area locations (over the mulch from previous years) – work is progressing and should be completed soon.**

- 3. Homeowner dues update: All outstanding dues have been paid. CLOSED**

- 4. Brashier Middle College Swim Team’s possible use of the pool and extension of the Swim season: Brashier has informed us that they have found another pool for their swim practices (reference e-mail sent to Residents). CLOSED**

- 5. Swim Team’s request to move up start time for practices by (15) minutes – UPDATE**

- 6. Upcoming Social Events. Carnival e-mail responses and Summer Scheduled activities. UPDATE (Kim Winkler)**

7. **Pool Times Discussion – possible pool opening times changes – sunrise to sunset – UPDATE**

8. **Pool opening on May 12, 2012 – Pool cards and bathroom keys, if not received already, can be picked up on that Saturday morning at the clubhouse (between 9:00am and 10:00 am). Lost card replacement is \$25.00; lost bathroom key replacement is \$5.00 per key. Make checks payable to Weatherstone Homeowners Association.**

9. **Resident’s Grounds Upkeep Discussion – reminder e-mail to be sent to all Residences. Initial drive by of ALL properties within last week shows that most are in compliance and look outstanding (keep up the good work ALL residents)**

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AGENDA

May 8, 2012

10. **Kid’s Recreation Swing UPDATE**

11. **Rocky Creek Entrance Sign – the entrance signs require a re-paint. UPDATE**

12. **Use of Clubhouse by Non-residents – a discussion is underway evaluating the use of the Clubhouse by Non-residents UPDATE**

- 13. Walking pets through the Neighborhood – please be courteous of your neighbors and their lawns/plants and do NOT allow your pet to urinate in these areas (there are plenty of unused lots for this activity).**
- 14. Neighborhood 1 to 3 year look ahead – discussion of possible future repair/replacement costs**
- 15. New Homes/Homeowners to the Stone! Update on progress. UPDATE – there was a theft of electrical cable from one of the houses under construction. Please keep your eyes wide open, especially after hours, for suspicious vehicles. Report suspected criminal activity to the local police.**
- 16. Other Issues/New Issues.**
- 17. Questions from the Crowd.**

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June 12, 2012 HOA Meeting Minutes

Called to Order: 7:10pm

All Board Members Present: Mark Magnan, Michelle Kelley, Wes Basham, Scott Millis, Kim Winkler

9 Residents Attended

A) Landscaping:

- a. Budget \$11k: will start with the main entrance on Weatherstone in the Fall.
- b. Rocky Creek and Brandau to follow
- c. Would like to receive at least one more quote prior to finalizing plans
- d. Weeds and mowing the vacant lots: Graham is responsible for these lots; he has been notified and has mowed.
- e. Round- a-bouts have been weeded and cleaned up
- f. Clean up of the empty lots: MM will contact Graham to follow up

B) Home Owners Dues: Have all been paid

- a. Gene mentioned that there may be some liens on some homes that have not paid dues in the past. MK will follow up with this.
- b. Upon follow up on these liens, since they were all associated with Foreclosures, the banks will/did not pay these. No further monies to be received on those liens.

C) Pool

- a. 19 outside memberships have been sold
- b. Reviewed pool rules: Use of pool, clean up and bathrooms
- c. "Board to follow up with general request to all residents to assist in keeping the pool area clean while present at the pool."

D) Play set:

- a. Michelle Ridgway was calling Rainbow to follow up with painting of the play set and repairs. KW will discuss with Michelle

E) Social Committee:

- a. Carnival over the weekend was a success
- b. Casino night planned for Adults at the end of July
- c. 4th of July Parade, Relay Races, Fire Truck
- d. Meet and Greet: Wine Tasting in September

F) Clubhouse Rentals:

- a. Discussed revisiting the rates of the clubhouse and raising them
- b. Money collected from the clubhouse should be used for new furniture, painting, replacing carpet etc. The furniture is 10 years old and is showing wear. Look into replacing with new.

G) Emails: Be considerate when sending emails out to all residents.

- a. We have the ability to quarantine emails and will do so if needed.
- b. If an issue can wait, bring it up at the next HOA meeting (2nd Tuesday evening of each month @ 7:00) otherwise use the e-mail.

H) Thefts:

- a. Several thefts have occurred over the past few months, particularly in the new construction. If you see any suspicious behavior please contact the sheriff listed on our website.
- b. Extra security has been patrolling the neighborhood, early morning and later in the evening.

I) Memorial Day Swim Team Gathering:

- a. Gene Riddle brought to the board's attention his disapproval of what looked like to be an organized swim practice on Memorial Day and the use of the lanes lines. The swim team approached the board to ask permission to practice at 7:30 a.m. The board advised the swim team no, and stated that it was agreed that practice will not be held on holiday weekends.

J) Garbage in empty lots:

- a. MM will organize a volunteer clean up day for HS students to earn hours.
 - i. There are TV's, concrete blocks in empty lots, garbage laying all around in the subdivision
 - ii. MM will drive around and assess the neighborhood

K) Entrance Signs on Rocky Creek need to be painted

- a. Tom was looking into the paint for the signs. MM will follow up with Tom to check the status of this

L) Hay Bales need to be removed from the roundabout on Merringer.

- a. MM will remove them this week

M) Welcome Packets

- a. Should include welcome letter, pool keys, bathroom key etc.

N) Dues will increase in 2013, amount of increase TBD

Meeting adjourned at 8:00 p.m.

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July 3, 2012 HOA Meeting Minutes

Called to Order: 7:00pm

3 Board Members Present: Wes Basham, Scott Millis, Kim Winkler

10 Residents Attended

A) Club House Rental:

- a. Commercial use, and eliminate it
- b. Need to change the policies
- c. Bob Milane will review our insurance policy, and assist us with rewriting it, as he is an attorney.
- d. Rewrite the rental agreement for the clubhouse – Bob will assist with this
- e. Furniture should not be brought outside
- f. Allow clubhouse committee to deny residents the right to rent the clubhouse
- g. Email Bob the clubhouse agreement, send him email with a link to the website.

B) Pool Vandalism: There were a group of teens that got into the pool, threw tables, chairs in the pool and tore down the flags. Some of the flags were torn off (5). The board was called to the pool first thing the next morning to assess the damage. Little damage was done to the furniture. Most of the damage was done to the flags.

C) Yard clean up and empty lots:

- a. Please make sure your yards are well maintained and cleaned up.
- b. Cleaning up empty lots: Mark's family cleaned up Brandau from Weatherstone Lane to the round-a-bout, both sides of the street they removed TV's, buckets, batteries, pallets, pvc pipes, bottles, cans, and general trash and took to the dump.

- c. We will continue the neighborhood clean-up this coming weekend by cleaning up remainder of Brandua, from round-a-bout to bottom of street (we will perform this early Sunday morning).
- D) Speeding in the subdivision: friendly reminder of obeying speed limits
- E) Cleaning up after your dog
- F) Social Committee:
 - a. 4th of July Parade, Relay Races, Fire Truck
- G) Send email out about clean up for fireworks.

Meeting adjourned at: 7:40 p.m.

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August 13th, 2012 HOA Meeting Minutes

Called to Order: 7:06 pm

3 Board Members Present: Mark Magnan, Scott Millis, Kim Winkler, Graham Profit

18 Residents Attended

A) Club House Rental:

- a. Will NOT allow rental for Commercial use, resident needs to be present at the time of the party.
- b. Insurance policy has been finalized and we will allow residents to rent it again.
- c. Clubhouse will be used for residents use only and will be limited to 6 times per year.

B) Thefts in the neighborhood: Residents car was broken into and golf clubs were stolen. Over \$3,000 worth of stuff stolen from car.

C) House broken into, the subdivision across from us and several items were stolen, gun collection, money. Brentmore Subdivision, this was during the day between 9 a.m. and 1:00 p.m.

- a. Mark will send an email out to all residents about the thefts in the neighborhood.

D) Yard clean up and empty lots: Will continue on a monthly basis.

- a. Harrison Bridge road has a lot of trash in front of our subdivision. If there are any volunteers that would like to take an hour to clean it up, this would be appreciated.

E) House down Brandau has a blue truck parked in the empty lot next to their house. This needs to be addressed and moved. It has been sitting there for over a year.

F) Speeding in the subdivision: friendly reminder of obeying speed limits

G) Cleaning up after your dog

H) Social Committee:

- a. Hobby night, Tailgate Party Labor Day weekend, Meet and Greet with wine tasting event.
- I) Fire works, if you are planning on having fireworks other than major holidays, please send an email to notify the board regarding your fireworks display. The board will send an email to neighboring subs notifying them of the fireworks.
- J) Landscaping: Wes and Mark are meeting with another landscaping company to receive a final quote about upgrading the entrances and making a final decision.
- K) The Signs in the neighborhood: Gene will volunteer to clean a few of the signs in the subdivision to see if we can clean them up.
- L) Graham: Had the lots repined/or plotted to find quality builders. Graham has actually turned builders away that he feels are not quality builders. The builders that he has interviewed are original builders and must be the same quality or better than the builders that are currently in the subdivision. There are 80 lots left in the neighborhood.
- M) New Home Owners: Welcome
- N) Maintaining your yards: pulling weeds, blowing, edging, mowing, etc. make sure your lawns appealing to everyone.
- O) Mailboxes: painting your mailboxes, maintaining them, some are rotting etc. What are the colors of the mailboxes? Post this on the website.
- P) Marswen, retention pond was filled in, and now there are 3 lots ready to be sold, instead of 2.
- Q) Lots purchased: are there any guidelines regarding the trees that need to be cleared or planted when building lots. Graham said no, it is up to the builder. There is a buffer zone that needs to be followed.
- R) Bob has a grill that we can use for tailgating for the weekend. Touch base with him regarding the grill.
- S) Kim send an email to Cat regarding the new residents access to the website.
- T) Wendy and Susan would like to retire as doing the clubhouse. Need to send an email out to see if there are any volunteers.
- U) Residents would like to have a sign in sheet for who has attended the HOA Meetings or not. Would like to keep records of this.

Meeting adjourned at: 8:05 p.m.

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September 11, 2012 HOA Meeting Minutes

Called to Order: 7:10 pm

4 Board Members Present: Wes Basham, Scott Millis, Kim Winkler, Michelle Kelley

6 Residents Attended

A) Club House Rental Agreement Changes:

- Rental fee changed \$100.00
- No commercial use

B) Landscaping

- a. Change in maintenance provider
- b. Contractor selected for entrance redesign
- c. Painting the signs, if we had volunteers in the subdivision to do this, it would be less expensive. Scott and Lisa will volunteer to organize this. CVS painting will provide a quote as well. (Scott will organize as well.)
- d. The house on Bentwater and Hillstone, the bush needs to be trimmed. This is a hazard to walkers, bikers, etc.

C) ARC

- a. New Member – Lynn Magnan
- b. Importance of submitting ARC for any changes made to your home, lot, residence.

D) Fence Update on Rocky Creek

- a. Estimate to repair should have been received today
- b. Repairs will be made and bill will be sent to resident

E) Social Committee Update

- a. Meet and Greet in October
- b. Halloween Party for kids- Scavenger hunt for the kids.

F) Dues increase will be \$600.00 for 2013

Adjourned: 7:50 p.m.

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October 16, 2012 HOA Meeting Minutes

Called to Order: 7:00 pm

5 Board Members Present: Wes Basham, Scott Millis, Kim Winkler, Mark Magnan, Michelle Kelley

55 Residents Attended

A) Landscaping

a. Upgrades to the entrances

b. We will **not** be taking money out of the reserve to pay for the improvements of the landscaping, this has been in the budget for the past two years.

c. We received 3-4 bids, and decided to go with one. The Weatherstone entrance will start at the end of Oct 2012, Rocky Creek will start in the Spring of 2013, and Bentwater Trail will start in Oct 2013.

d. Plans are on the table for you to see them.

e. Megan Mederias's husband Brent is willing to provide a quote on the lighting when we are ready to move forward. He will only charge us for parts and labor to cover his costs. This will be requested once the landscaping has gone in.

f. Dan Livingstone is a landscaper and has concerns with the landscaping. We submitted those concerns regarding the height of the trees to the landscaping company we have decided to go with.

g. Mary Lou would like to see flowers at the entrances. We did not put flowers in this year to save money for the landscaping that will be done in Oct 2012.

h. John Kennedy stated that the majority of the home owners should be involved in the vote of larger items that are going to be made within the neighborhood.

i. Bob Wright, how many people bought a house based on the landscaping? He stated that this is not the deciding factor for people to purchase a house in this neighborhood.

j. Rose had a question regarding the fence on Rocky Creek road. We are in discussions with the landscaping company to determine what we would like to see or remove regarding the fence.

k. Gene Riddle, come to the board meeting and volunteer for things, make a presence in the neighborhood.

B) Discussed budget and future improvements that need to be made to the development.

C) Sending meeting minutes out via email each month. Kim will do this. They will also be posted on the website.

***** Need to send out a formal letter stating that the dues will be increased. In the bylaws it states that the board needs to send a 60 day notice for any dues increase. \$100 increase in dues.** Mark will do this week.

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November 20th, 2012 HOA Meeting Minutes

Called to Order: 7:00 pm

5 Board Members Present: Mark Magnan, Scott Millis, Kim Winkler, Michelle Kelley, Wes Basham

5 Residents Attended

Agenda

A) Landscaping should be done Dec 1st, 2012. Holly Trees were dead and needed replacing \$250.00 each.

- Landscape company over seeded the grass at no charge.
- Plant an additional 20 to fill it in. \$18 each.
Once landscaping is done we will ask for feedback from the residents to see if we should continue with them for the other entrances. They have reused some of the trees in the common areas.
- Would like to see flowers and color to the area. Dan volunteered to plant flowers at the entrances. We will reimburse him for the plants. (6 flats per entrance)

B.) Electrical inside the clubhouse is not working. Outlets are not wired correctly, we received a quote to fix inside and outside outlets for around \$425.

C.) We have decided to stay with the same pool maintenance same company for 2013.

D.) Social events:

Dec 6th: Ladies Ornament exchange

Dec 16th: Kids holiday party

E.) Furniture for the clubhouse, need to evaluate it soon.

F.) Entrance sign's will be painted by CVS once the landscaping for the main entrance has been completed.

G.) HOA dues letter will go out the first full week of December.

H.) Mungo homes have started building. Tom Carrol, mentioned that Graham gave him permission to put up a Mungo sign. We

need to discuss with Graham. We will not allow the sign to be at the entrances.

I.) Play set, the wrong parts were ordered and they had to reorder the parts. I was told 6-8 weeks before the parts are in.

J.) Spec home has been started on the back street and framing has begun.

K.) Rumor that Legendary homes has an intent to purchase the property at the end of Bentwater and they may open up Bentwater to enter into that subdivision. This is a concern that would bring additional and unwanted traffic to the neighborhood. (This is unknown at this time.)

Mark will follow up with the planning committee and the county regarding our options. Price point for their homes are between \$180-240.00

L.) Annual board meeting will be scheduled for January 8th.

M.) Stop sign on Bentwater still needs to be replaced. Mark will discuss this with the city when he calls regarding the street.

N.) Lighting plan for the landscaping still needs to be submitted and given to Brent Mederias. He will provide us with a quote for lighting and assist with the installation.

O.) Arc forms need to be filled out when changes take place. Friendly reminder to people regarding the forms. The covenants are not clear on what needs to be submitted or not. We may need to revise them.

P.) Clubhouse cleaning move to once a month. Let April know of the change. Lisa will speak with her.

Adjourned: 7:50 p.m.

Weatherstone Homeowners Association

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Greer, South Carolina 29650

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December 11, 2012 HOA Meeting Minutes

Called to Order: 7:01 pm

4 Board Members Present: Mark Magnan, Wes Basham, Scott Millis, Kim Winkler

11 Residents Attended

A) Landscaping

- a. Final stages of Weatherstone lane entrance: Total cost was a little over \$13k.
- b. Fence needs to be completed, painted and then the copper end caps installed.
- c. Lighting needs to be done, 26 lights total. We have received 2 quotes, one was over \$8,000. Brent Mederias provided a quote for cost: around \$2,200 and then find someone to install them.
- d. Weatherstone signs will be painted next week
- e. Feedback from residents is welcomed regarding the look and feel of it.
- f. Feb or March timeframe we will start with Rocky Creek entrance on landscaping.

B) Pool equipment needs replacing

- a. Pumps are leaking and plumbing needs to be replaced and completed. Valves are leaking. \$3,300 quote was from Upstate Pool.
- b. Wes will call and get a second quote.

C) Clubhouse repairs:

- a. Electrical was replaced and outlets were fixed. Approximately \$400 for repairs.

- b. The outlets would trip and would not work. These were replaced and they work.

D) Play Structure

- a. Warranty claim was declined. They said we purchased it from an independent dealer and it was not a Rainbow dealer, this being said we had a limited warranty on the parts and they are not covered.
- b. Kim will call to get a price list on the parts.

E.) Social Events

- a. Kids holiday party is Sunday Dec 16th, 2012

E) Mungo Signs

- a. They have attempted to put one up in the new landscaping, the board had them remove it.
- b. The board is supposed to meet with Tom Carroll regarding the Mungo homes signs. Tom cancelled the meeting with the board this week and it will be rescheduled for next week. (Wes and Kim will try to meet this Friday regarding the signs.)
- c. The board's position is NO signs will be put up.
- d. Is there a way to restrict the hours for working? Currently they are starting at 7:00 a.m. and go to 7:00p.m. It would be nice to have them start a little later. 8:00 or 9:00 a.m. They are working 7 days a week and a later start on the weekends would be much better.

F) The Dues letter will go out next week for 2013.

- a. 3 positions will be available: Todd Bowman and Bob Milane are interested in running for the open positions. Wes and Kim will run again.
- b. Dues will increase \$100.00 and will be due at the end of Feb 2013. This will net approximately \$12,800. \$10,600 will go towards the reserves.

G) Legendary homes:

- a. Has an option to purchase the land at the end of Bentwater and they could possibly tie in the street to these homes and it would be an entrance point to Legendary.

H) Stop Signs

- a. Mark will call the city regarding the stop sign on Bentwater tomorrow.
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- l) Finish paving Brandau
 - a. How many homes will need to be built in order for Brandau to have the final paving on it?

Adjourned: 7:50 p.m.