

Weatherstone HOA Annual Meeting January 18, 2011

Board Members Present: Gene Riddle, Catherine Deuty, Greg Haselden, Dave Walker.

Homeowners Present: 19

Called to Order: 7:05

1) Election of Board Members

Three positions are up for election: 1 is the position vacated by Shane Walker and being completed by Wes Basham. Dave Walker and Greg Haselden are out-going board members.

New board members elected are Wes Basham, Tom Spellman and Michelle Kelley.

2) 2010 Year End Statement review

Income under by \$1287; Expenses under by \$6260.80. Excess will all go into Reserves.

Money market is at \$16130.43

3) 2011 Approved Budget

Dues stayed the same at \$500 (this is the lower end of this caliber of neighborhoods that Gene researched). This year total is due at the same time, by the end of February. Not many new residents so income and expenses remained about the same in the 2011 budget. Largest expense is the grounds (weeds, plantings, cutting, water, etc). Outdoor lighting and the pool maintenance are the next two largest expenses.

4) Current List of Homeowners is available.

5) Pool, Clubhouse and Swim Team Update

Swim Team: Thanks for Dave Hall for everything he does with the pool and the swim team. Swim meets will be every Thursday in June, most likely two will be at Weatherstone. Practices start the first Monday that the pool is open. Leslie coaches the guppies. Dave and Pete W. coach the 8 – 18 year olds. Last year Waverunners were division champions. They will be entering a higher division next year. Organizational meeting will be in March.

Pool: Dave Walker mentioned that lost pool keys are \$25 to replace. Not many were lost this past year. We have not activated the front gate since we spent the money to replace the pool furniture. We will re-strap the old furniture this year.

Clubhouse: April and Denise have done a great job with the clubhouse this year.

6) Architectural Update

If anyone is thinking of building anything, get approval from the Architectural Committee. Form is on the website.

7) Street Lights and Entrance Lights

If you see a light out, call Duke Power (number is on the website). If you see something, be empowered to take action.

8) Website Update

A lot of info can be found on www.weatherstonesc.com (used "resident", password "fairview"); such as, Architectural Form, Clubhouse Rules, Meeting notice and minutes, directory, covenants and bylaws, etc. We have 3 email ids: for residents use residents@weatherstonesc.com, for the board use board@weatherstonesc.com and admin@weatherstonesc.com goes to Catherine Deuty. If anyone knows more about websites and would like to take over or help, contact Catherine Deuty. If there is something you would like to see on the website, contact Catherine.

Catherine sends Welcome packets to new residents. If anyone would like to help "beef" this up and deliver them, contact Catherine.

9) Sgt Taylor – Security Office (ph 422-2060)

Meeting adjourned at 7:50

Minutes from the February 1, 2011 Weatherstone HOA Board meeting.

1) Officers for 2011 are as follows:

President Tom Spellman

VP Wes Basham

Treasurer Michelle Kelley

Secretary Catherine Deuty

Member at Large Gene Riddle

2) Pool Furniture Re-strap

The pool furniture will be re-strapped as soon as we can get the pickup scheduled. Right now there is a 5-6 week turnaround time, so we have a few weeks to make that happen. We have the cash and it is in our 2011 budget. It was decided to continue to move forward on this.

3) New DHEC cyanuric allowable level in pools

Our current erosion style chlorine system has cyanuric acid built into the chlorine sticks which causes the cyanuric level to continue to rise as sticks are added. The only way to reduce the level is to drain and refill the pool a many as 3-4 times a season. Upstate Pool Management suggested a bleach system to sanitize the pool instead of the draining approach. This would be a \$650 one time fee (installed) for the bleach system and the chemicals are covered in our contract. We would actually have to add cyanuric acid when needed with this system. The pump motors on this system come with only a 1 year warranty, so there could be replacement costs in the future that we would need to be aware of. The board voted to move forward with the bleach system.

4) Swim team SAIL requirements

SAIL policy requires that individual swimmers have full, regular season membership in their SAIL pool. The board has researched area neighborhood pools that host SAIL swim teams and found that Weatherstone appears to be the only pool that allows non-residents swimmers without purchase of a pool membership. This is not compliant with the SAIL policy. The Weatherstone swim team had 20 non-resident families participating in 2010. In order to retain non-resident swimmers on the Weatherstone swim team, non-resident pool memberships would need to be offered to these families for purchase. While the desire of the board is to keep our pool a private facility, we understand that with the slowed build out of Weatherstone that we cannot field our own swim team without non-resident participation. We had 26 resident swimmers in 2010 and SAIL requires 30 to field a team. The board voted to offer 20 pool memberships to non-resident Weatherstone Waverunner families at a cost of \$400 plus a \$25 refundable key fee for the 2011 pool season. This price was selected after speaking to the SAIL president and looking at the cost of area neighborhood pool membership prices. This will be reviewed each year to assess the current situation and prices set. Gene will let David Hall know what was decided.

5) Swim team practice schedule

Most complaints about the swim team are related to the practices during prime weekday swim time for working families. David Hall indicated that he cannot hold practices on weekday mornings due to his work schedule. It was also noted that he needs consecutive day practices in order for the drills to "stick" with the children on the team - two weeknights and Saturday morning would not accomplish this goal. David Hall offered an option of practices from 7:30 - 9 or the 2010 times of 5:30 - 7:00. The first 30 minutes, they would only need half of the pool in either case. It was decided by the board that the 7:30 - 9 pm time would work better for families wanting to use the pool. Swim Team practice can be M-W from 7:30 - 9, with Thursdays (same time) when needed. No Holiday practices (Memorial Day, July 4th etc) and no additional practices unless approved by the board. Gene will let David Hall know what was decided.

HOA meeting next week will have a quorum and will be held. Catherine will be out of town so someone will need to take minutes.

Minutes from the February 15, 2011 Weatherstone HOA Board meeting.

In attendance: Tom Spellman, Wes Basham, Michelle Kelley, Catherine Deuty and Graham Proffitt III.

1) Fire Dept request

Rocky Creek will be completely closed at the bridge between Weatherstone and the Fire Station that services Weatherstone for three months beginning on March 9th. The alternate route is 11 additional miles from the Fire Station to Weatherstone and other neighborhoods they serve on this side of the bridge. The Fire Dept (Captain Taylor) is requesting that we allow them to put a truck and a trailer with 2 Fire Fighters in our neighborhood to service the neighborhoods on this side of the bridge. The Fire Fighters would be in this temporary station 24x7, unless out on a call. The trailer is a new camper that they are purchasing for this purpose. The truck will be one of their new trucks, only 2-3 years old, so that it is a quieter starting truck. They will not hit the siren until they hit a main road. The current station that serves us averages 1 call per 24 hours. The Fire Fighters manning the station will be hand picked to be the Fire Fighters that are good with children and the community (like the ones that came on the Santa truck).

The board decided that we would like to support the Fire Fighters and assist our community and surrounding communities by allowing their request to put the temporary station in our neighborhood. If, at any time, this is not working out the Fire Dept will work with us to rectify the situation or move the station. The board decided that their best place would be on Brandau Ln if possible. This should help temporarily curb the activity that happens in that cul-de-sac. Tom and the Fire Captain will look at the site to verify if it meets the Fire Fighters requirements.

2) Security Issues

Since we are considering placing the Fire Fighters down our problem street, we can address the blockade after the Fire Fighters have left the location.

The board decided that we will go ahead and place both of the street lights that are needed on this street now. The cost can be absorbed into the current budget due to expected landscape savings and the increase budgeted on a few items that will most likely not be used. No special assessment needed to support these new lights for 2011.

We do not have money in the budget for ongoing Police surveillance. We will get some prices on this. We will also ask Sgt. Taylor to come to our next HOA meeting in order to address questions on the effectiveness of this action and the feasibility/effectiveness of video surveillance. If it is decided to add Police surveillance, most likely a special assessment will be needed in 2011 to cover the costs and raised dues ongoing (if this is to continue into 2012 and beyond). A notice will be sent to the homeowners alerting them of Sgt Taylor's presence at the meeting once he is confirmed.

3) Non-resident Pool Memberships

Graham Proffitt has generously offered a one-time grant of \$1000 to offset the cost for the 20 non-resident swim team family's pool memberships.

The board decided to offer a special price of \$250 for non-resident pool memberships for swim team families for the 2011 pool season, plus a \$25 refundable pool card fee. Each family would also receive \$50 grant from Graham. This would enable a non-resident, swim team family to join the Weatherstone Pool for \$200 for 2011 (plus the \$25 refundable pool card fee). These memberships are limited to 20. If 20 families do not join, the remaining money in the grant will be divided among the families that do join, further reducing the cost.

4) Landscaping Issues

Wes has been looking into landscaping vendors and will email the board the information that he has for discussion at the next meeting.

Weatherstone HOA Meeting March 08, 2011

Board Members Present: Tom Spellman, Gene Riddle, Catherine Deuty, Michelle Kelley

Homeowners Present: 15

Called to Order: 7:05

1) Security

Officer Joe Bouton from Greenville Co Sherriff's Dept. Community Patrol unit. Community Patrol is 9-5. Uniform Patrol is 24x7.

271-5210 is the dispatch number (non-emergency) if you see something suspicious (ex. unfamiliar car going slow). If crime is in progress call 911. Extra patrols are placed for more presence for a few weeks if rash of incidents. Neighborhood Watches are more sets of eyes to help spot activities. We can contact Sgt Donnally if we are interested in starting a Neighborhood Watch. Neighborhoods can pay for services by off-duty officers, upon approval by the Sherriff (ex. one neighborhood pays to run radar in the morning during school pick up time). We can contact Lt Taylor if we are interested in something that program. Video surveillance is a tool that is useful. If something occurs, you can pull tapes and maybe catch a car tag or something. They are cheaper now and the Officer suggested digital. Officer Bouton said that he does not know if it decreases incidents. Even the video surveillance signs (without the actual Video surveillance) might be just as helpful as a deterrent. If you wish to contact Officer Bouton, his email is jbouton@greenvillecounty.org.

2 streetlights on Brandau are in the works Duke Power will install them. \$27 per month for each is the cost to run them. The budget can cover the additional cost. Update 3/11: Lights have been installed.

Brandau will be blockaded after the temporary Fire Dept has left. The Fire Dept will be here for a minimum of 3 months. Hayes construction has helped them with utilities.

2) Pool Updates

Bleaching system has been installed to meet the new lower DHEC levels of cyanuric acids.

Patio furniture is being re-strapped to match the new furniture we bought last year. The furniture has been picked up and should be back in 2-3 weeks.

Pool season is May 14 – Sept 11.

3) Landscaping

A new landscaping company has been hired. They will start next month. We will make sure that the contract specifies that they haul away the debris.

4) Next steps for dues not paid for 2011

8 outstanding – 2 are in foreclosure and 1 is about to start the process. Letters will be delivered indicating they are now late and owe the late fee in addition to the dues.

5) Graham Proffitt will be paving Bentwater in the next month.

6) Clubhouse

There is not a clear policy for the situations that have come up. We need to define storage policy and what constitutes a fee being charged. It was suggested that before the Board establishes a new policy that they post a draft for comment on the web for community input. It was suggested that paying events should have precedence over the non-paying, recurring events to give opportunities for those events while not limiting the recurring events. The Board will come up with a draft based on the comments already received.

7) Garage Sale in April? Does anyone want to organize one?

Meeting adjourned at 8:15.

Weatherstone HOA Meeting April 12, 2011

Board Members Present: Tom Spellman, Gene Riddle, Catherine Deuty, Michelle Kelley, Wes Basham, Graham Proffitt

Homeowners Present: 5

Called to Order: 7:05

1) Pool Updates

Pump – There may be a leak in a valve since there was water in the pump room when the pool company started running the pumps. Also, tested the emergency stop buttons and they do not appear to be working. We will contact the pool company to check it out.

Furniture – Re-strapping has been completed. The feet were missing when we got the furniture back. They sent the feet but they need attachment. Gene offered mallets.

Two of our old, broken umbrellas need disposal. Michelle volunteered Dan to haul them to the recycling center for us.

Swim Team non-resident pool members need to fill out waivers. There are 20 families joining the pool for Swim Team. We will have a lawyer look at the waivers before asking them to sign. This needs to be completed in the next two weeks.

Gene will shop our pool insurance policy since it expires in July.

Pool season is May 14 – Sept 11.

2) Clubhouse Policy Updates

Post version on the web for comment. Give two weeks for response and receive all responses two weeks prior to next meeting.

3) Next steps for dues not paid for 2011

5 unpaid (two are in foreclosure, one is almost in foreclosure).

Pool cards have been disabled for those that have them.

Liens will be placed on the three not in foreclosure, if not paid by the 14th of April. The Lien amount will include the dues, the late fee, the Lien placement fee, a Lien removal fee and stamp fees to mail copy to homeowner.

4) Landscaping

Plantings proposal for entrances. Attridge put together plan for us with the vision of 2nd, and 3rd year additions to the plan. \$2083 includes the three entrances and the area near the pool. Phase 2 & 3 is not planned yet but would

include lighting changes etc. It was asked if we could consider screening plantings along the road by the pool for the 2nd or 3rd year additions.

It was reported that a sprinkler head is broken at the Rocky Creek entrance and that those sprinklers are not timed properly. One of the “t” sections of the sprinkler is not connected and needs to be fixed.

5) Grounds

Many of our street signs in the neighborhood look weathered and rusty. Tom has called our signage guy for an estimate.

Bentwater will be paved on Friday. Cat will send an email out to the neighborhood. Call Proffitt’s office with any questions.

6) Security Next Steps

Tom will contact the Officer in charge of the Neighborhood Watch program to get someone to talk to us about the program.

7) Construction of home on Marswen is creating a lot of runoff. They have dumped concrete “trash” on lot. Rich Hayes is the builder. Tom will take a few pictures to the builder to see if this can be reduced. The new homeowners should be in by the end of the month, which means that construction will be done, the driveway poured and the lawn will be sodded – this is expected to clear up the issues.

Meeting adjourned at 7:45.

Weatherstone HOA Meeting May 10, 2011

Board Members Present: Tom Spellman, Gene Riddle, Michelle Kelley, Wes Basham, Graham Proffitt

Homeowners Present: 13

Called to Order: 7:00

1) Pool Updates

Furniture – Furniture is out at the pool and chair feet have been installed.

Broken umbrellas have been disposed of

Waivers have been received from all non-resident pool membership families. It is suggested that all residents sign a pool waiver to indemnify the subdivision in the event of injury or accident. We may send an email with a link to the waiver to homeowners.

The pool card database has been updated. Residents have access to the pool during pool hours of 9AM to 9 PM. Pool cards will not work outside these hours. It was discussed that certain homeowners may have a need to utilize the pool at earlier hours. Special dispensation may be given upon request. If there are many who wish to use the pool before 9AM, we can discuss changing pool hours.

The pool officially opens on 5/14/11.

2) Clubhouse Policy Updates

The new clubhouse policy was posted for comment on the website, with an email notice sent to all residents. There were no comments from homeowners. Comment period has expired and the policy has been put into effect.

3) Next steps for dues not paid for 2011

4 unpaid (three are in foreclosure). We have had a request by the bank in one case for amounts owed on the property, and this sum has been submitted. The board needs to decide on further action on the one home that is delinquent but not in foreclosure. A lien is already in place on that property.

4) Landscaping

Plantings for entrances are scheduled for May 11. The board has approved plans from Attridge for the placement of plantings in the breezeway area leading to the pool, and a screening planting on the N. Harrison Bridge side of the pool. The

costs fall within our landscaping budget for 2011. Work should be completed within a week or so for the breezeway and within 3 weeks for the pool screening.

5) Grounds

We are still waiting for estimates on the refurbishment of street signs despite repeated attempts. Some homeowners mentioned the seemingly premature rotting of their mailbox posts. Also response time by the vendor appears to be unacceptable. The vendor will be contacted.

6) Security Next Steps

It was suggested that we send an email to all residents to poll interest in a neighborhood watch program before setting up such a meeting with the Greenville County Sheriff's Office.

7) David Hall made those present aware of a new proposal for a Rocky Creek Greenway project. It is a proposal for walking and biking trails that primarily utilize existing utility easements and that would potentially be accessible from the Weatherstone subdivision. The project does not require monetary support from residents. Here is a link to the petition

site: <http://www.thepetitionsite.com/1/rocky-creek-greenway/>

Meeting adjourned at 8:15.

Weatherstone HOA Meeting June 14, 2011

Board Members Present: Tom Spellman, Gene Riddle, Catherine Deuty, Michelle Kelley, Wes Basham, Graham Proffitt

Homeowners Present: 15

Called to Order: 7:05

1) Garbage Pickup

- No one should be paying more than \$40/qtr with recycling pickup since Waste Industries agreed to meet the competing offer.
- Can we get recycling picked up at the pool? We can ask.

2) Pool

- Children under 16 years old must be accompanied by an adult. We need to add sign of our own to add our rules to DHEC rules.
- Who is responsible for the First Aid kit? It needs to be replenished. What is required by DHEC? Lisa Millis will take care of it and get reimbursed for items.
- Could we do a motion sensor light/fan in the bathrooms?
- Bathroom doors need to be locked if you are the last to leave the pool. If you do not have a key, see Tom.
- Main drain pool covers have been recalled if made after 12/12/98. Ours were replaced two years ago and we are trying to find out if our need replacing. This will be free but could mean pool down time.
- A light is out in the pool, the fixture is broken and will cost \$355.
- Coping (cement meets the tile) needs to be fixed (patched). Tom is gathering a cost. It would be done in off season.
- Cat Controller (controls level of chemicals that go to the pool). This is not working. Tom is getting a cost on this. This will have to be done, required by DHEC. Lisa Millis will check with neighbor to see if he has any contacts to get us a discount.
- Gene shopped our pool insurance policy which provoked our current provider to offer an even lower rate.

3) Landscaping

- Breezeway plantings are complete. While breezeway plantings were done, irrigation system faults were discovered and repaired. We ended up paying \$200 more than anticipated. Irrigation lines for the Breezeway are supposed to be above ground. We will check to ensure they are pinned down correctly.
- N Harrison Bridge screening will be done soon.

4) Grounds

Estimate on street sign replacements is \$135 and refurbishing is \$105 per sign. Tom checked to see which ones really need replaced (3-5). Gene made a motion to do a few (2 or 3) and see how it works out after getting a competitive bid. Tom seconded. Motion passed.

5) Security Next Steps

FD leaving Weatherstone soon, blockade will be needed on Brandau. Graham will install a “farm gate” type of blockade.

6) HOA sponsored events (Golf outing/BBQ, Drive Game, 4th of July Bike Parade)

- Golf outing was fun, followed by the BBQ – Thank you Rose.

- Greenville Drive game is this Friday – there are a few tickets available see Rose Leary.

- There is a 4th of July kid’s bike parade that Kim Winkler is organizing. Registration is a dollar per child.

- If you have any ideas let the Social committee know.

7) Clubhouse

April Walker and Denise Jennings have decided that it is time for them to step down. They have done a great job putting a process in place and managing it. We need to find new volunteers to manage this. Email will be sent to find volunteers.

8) Homes in Foreclosure

There are some homes in foreclosure or going into foreclosure where the homeowners or the bank is not keeping up with yard maintenance. One on Weatherstone and one on Meringer are looking really bad. Greg Haselden suggests that the board consider cleaning up these yards to a reasonable level at a cost to the HOA. Probably have to use someone insured. Our landscaping company may be a good choice since they are here already to maintain common areas. Tom makes a motion that we contact Attridge to get a cost of the 3 properties in question. Gene seconded. Motion passed.

9) Swim team pancake breakfast fund raiser on Saturday 8 – 11 @ clubhouse.

10) Meetings

- Could agenda items be added to the meeting notice? We usually don’t have agenda set until right before the meeting.

- Second Tuesday is a tough night for a lot of folks due to school activities that pick that same night. Would we consider moving the day/time.

11) Property across from Dan on Marswen is still not cleaned up. Tom will contact the builder again.

Meeting adjourned at 8:01.

Weatherstone HOA Meeting August 09, 2011

Board Members Present: Tom Spellman, Catherine Deuty, Michelle Kelley, Wes Basham, Graham Proffitt

Homeowners Present: 7

Called to Order: 7:05

1) Pool

- Cat Controller (controls level of chemicals that go to the pool). This is not working. Cost to replace is approximately \$2400. We can make it through this season and put this in next year's budget.
- Coping (cement meets the tile) needs to be fixed (patched). Cost to reset entire coping surround is \$9500. Cost to patch is approximately \$600. We will patch for now and see how it lasts. The reason the coping is damaged is due to pool water levels during the winter when it froze a few years ago.
- It was brought up by our SAIL representative that the pool memberships this year did not cause any pool crowding. A request was made to consider adding 10 to 15 more memberships for 2012 for swim team families in order to continue to enable the Weatherstone swim team.
- ADA compliance could impact whether we allow outside pool memberships. There are additional ADA regulations for public pools for 2012. Wes asked a lawyer with ADA experience his opinion and the lawyer said that we are a public pool if we allow memberships for those not living in Weatherstone. Neely Farm hired a lawyer for advice on this issue. Their lawyer told them that since they did not sell outside memberships that they are a private pool and not subject to ADA regulations. These new regulations would require us to put a lift in our Junior Olympic pool and a ramp (dropping 1 inch per foot) into the kiddy pool. We may be able to show that the kiddy pool requirement is not "readily achievable" since it would require a major re-build of the kiddy pool. We would definitely need to place the chair lift in the large pool. This cost is approximately \$5000 minimum. The first fine for non-compliance is a possible \$55,000, the second \$110,000, but that would assume that the subdivision was sued for non-compliance. It was suggested that if we want further legal opinion we could get together with other SAIL pools in the same position and hire a lawyer. The board will not be making a decision on this large expense in order to enable outside pool memberships to be sold – if this is necessary, it will likely be put to a homeowner vote.
- Pool hours are 9am – 9pm. Please adhere to these as DHEC can shut down our

pool due to insufficient lighting. Because of the stringent rules regarding night lighting, we are not currently pursuing the installation of said lighting due to cost.

2) Landscaping

- Wes and Tom met with Attridge and walked the neighborhood. The Weatherstone entrance by the pool plantings did not fare well. They will try to replace them but it is late in the season for these plants and it is too hot right now. Attridge does not dump clipping but there are piles of clipping in the neighborhood. Please tell your lawn services not to dump clippings in Weatherstone.

- Individual letters have been sent to homeowners that are obviously not caring for their lawns. Most have complied when the letter was received. We will create a process to follow if the letters are ignored, and these will include fines.

3) Street Signs

We are still waiting on the initial phase of sign replacement. We may need to pursue a new company since this company is very slow to respond to all requests. As of 8/17, the Weatherstone entrance street sign has been replaced, however.

4) Social Committee

The committee had done a nice job this year. The events have been successful. There are no events officially on the calendar at this time. If you have ideas, contact Rose Leary, there is still money in the budget for events. The ladies would like to have an Ornament exchange again this year, and there may be a Halloween parade.

5) Brandau

The blockade on Brandau is complete. Large farm gate is in place.

6) Clubhouse

- April Walker and Denise Jennings have done a great job putting a process in place and managing the clubhouse. New committee of Lisa Millis, Wendy Boccicchio and Susan Rumsey will be taking over soon.

- Clubhouse needs additional chairs and tables. Denise will get prices.

7) Traffic

- Some traffic is driving right over the curb of the Round-about at Graywood and ruining the curb and plantings. Tom will call Roads and Bridges about the curbs after inspecting the area.

- Traffic speeds down Weatherstone. It is a downhill slope and there are kids playing at these homes. Tom will contact Roads and Bridges about possible speed bumps.

Meeting adjourned at 8:00.

Weatherstone HOA Meeting September 13, 2011

Board Members Present: Tom Spellman, Gene Riddle, Michelle Kelley, Wes Basham, Graham Proffitt

Homeowners Present: 5

Called to Order: 7:05

1) Pool

- Pool season is over for 2011, the pool is closed.

- Chemical controller equipment was replaced due to DHEC closing of kiddy pool. Cost: \$2500- (controls level of chemicals that go to the kiddy pool). We were hoping to make this a 2012 budget item, but due to the unfortunate closure prior to the end of pool season, the decision was made to make the expenditure now,

- Coping will be patched in the off-season at a cost of approximately \$600, per quote from Upstate Pool. Tom will coordinate with Upstate,

- The request by the swim team for an additional 10-15 swim-team-family memberships is being considered by the board. It is the board's opinion that there was no negative impact on enjoyment of the pool due to the allowance of the 2011 memberships.

- It was discussed that because we are a private HOA and allow only pool use to resident members and their guests (swim-team family memberships being sponsored guests of Weatherstone residents), Weatherstone is not subject to new Americans with Disabilities (ADA) requirements.

- It was requested by Mark and Lynn Magnan that the Board consider allowing an additional swim team to use our pool during the months of August to October, 2012. The board will review the possibility.

2) Street Signs

- Weatherstone entrance street sign has been replaced. The next phase of sign replacement will be refurbishment, rather than replacement at a reduced cost per sign. Tom will contact Elite signs.

3) Foreclosed properties

- Bank of America currently owns 223 Weatherstone lane. We have been in contact with the Bank and Fannie Mae to get them to maintain the lawn. HOA-funded maintenance has stopped. We will follow up with Fannie Mae over the next

2 weeks in the attempt to have the current deed holder take responsibility for maintaining the property. The same effort will be made with regard to the property at 436 Meringer, as it appears that ownership has finally changed hands. Tom will follow up with Fannie Mae and/or the banks and realtors. We are stopping HOA funding of lawn maintenance on this property as well.

4) Clubhouse.

- 13 new clubhouse chairs have been purchased at a cost of approximately \$205. We now have a total of 24 chairs.

5) Social Committee

- We hope everyone enjoyed pool closing/kid's movie night at clubhouse. Kim Winkler reviewed upcoming events including a Halloween hayride/pumpkin-decorating party and possible parade, another golf outing in early October, and an ornament exchange. Contact Rose Leary or Kim Winkler for information.

Meeting adjourned at 8:00.

ADDENDUM (not discussed at meeting)

- Greenville County Roads and Bridges has been contacted regarding degradation of the round-about at Graywood and Hillstone and damage to the sewer opening at that intersection. We await their inspection.

- In response to complaints of speeding vehicles inside Weatherstone, the county has been contacted with respect to their "Neighborhood Traffic Calming Program." The proper paperwork has been submitted, and the county will conduct their own investigation and make a decision as to Weatherstone's eligibility for speed humps. If eligible, a petition will be sent to homeowners on the street and adjacent streets, requiring 75% agreement from the former and 25% agreement from the latter.

Weatherstone HOA Meeting October 11, 2011

Board Members Present: Tom Spellman, Catherine Deuty, Michelle Kelley, Wes Basham, Graham Proffitt, Gene Riddle

Homeowners Present: 2

Called to Order: 7:00

1) Pool

We had a broken impeller and a leaking stainless steel band clamp and shaft seal which had to be replaced at a cost of \$225. The exhaust fan cover near the gate was rusted and unsightly – this was replaced for \$13.

2) Homes

Fannie Mae currently owns 223 Weatherstone Lane. They have a realtor in place and are currently maintaining the lawn.

3) Social Committee

The golf outing was enjoyed by all. Thanks to the Social committee for organizing events for this year. Upcoming events include Weatherstone Yard Sale on October 22nd from 8 – 12, Halloween Hayrides on October 29th. Other events with no date scheduled yet are: Women's ornament exchange & a Holiday party with a visit from Santa.

4) November meeting change

The November meeting will be moved to the Wednesday following the second Tuesday of the month due to election day. Meeting will be on Wednesday, November 9th.

Meeting adjourned at 7:10.

Weatherstone HOA Meeting November 09, 2011

Board Members Present: Tom Spellman, Catherine Deuty, Graham Proffitt, Gene Riddle

Homeowners Present: 7

Called to Order: 7:05

1) Landscaping

The board has authorized spending \$500 on fall flowers at our entrances. This is within our 2011 landscaping budget.

2) Security

A car, while parked in a driveway on Marswen, had some items taken from it. Police were called and will increase neighborhood patrols. This was an isolated event. Reminder to keep cars locked if not in a garage and don't leave valuables in your car. The only possible action by the board would be to send an email to see if there is enough interest in a Neighborhood Watch program to bring out someone to speak to us about getting one started.

3) End-of-year notices

2012 mailings will go out early in December. This will include the dues notice and the 2012 budget. There will be no dues increase in 2012, but the current board feels it will be necessary to increase the dues for 2013. We need to build up our reserves account to be ready to weather any large, unexpected expense.

4) Board positions

Two board positions will turn over in 2012. If you are interested in running for one of these positions, let the board know. These are two year terms. You will be asked for a short bio to post on the web and you will also stand up and speak briefly at the January meeting.

5) Social Committee

The Halloween hayride and pumpkin decorating event was enjoyed by all that attended. An Ornament Exchange for the Ladies will be at the clubhouse on December 1st. The South Greenville Fire Department will be bringing Santa to Weatherstone again this year. When we get more information on the date, we will let the residents know.

Meeting adjourned at 7:24.

