

**Meeting Purpose:** Address agenda as shown below.

**Attendees:**

Board of Directors

Rich Geismar, President	Present
Penny Adelsberger, Member	Present
Lis Wilson, Treasurer	Present
Kevin Rumsey, Secretary	Present
Greg Steffy, Member	Present

**Association Members:** Members were allowed to vote via proxy or attend in person. Approximately 80 people attended in person and 5 voted proxy.

**Other Attendees:** Adam Hughey, Security

**Agenda:**

1. Dinner (6:30 PM)
2. Welcome, Introductions and Appreciations – Rich Geismar
3. Greenville County Detective Adam Hughey
4. Review of 2022 Accomplishments – Kevin Rumsey
  - a. Security Brian
  - b. Traffic Sue Larson
  - c. Landscaping Dan Klaiber
5. 2022 Year-end Financial Recap – Lis Wilson
6. 2023 Budget review – Rich Geismar
7. Election of Board Members – Greg Steffy
8. New Covenants – Penny Adelsberger
9. Audience Questions - All
10. Adjourn

**Discussion:**

1. Dinner—Italian. Excellent job by Social Committee
2. Welcome, Introductions and Appreciations – Rich Geismar
3. Greenville County Detective Adam Hughey
  - a. Been in area about 30 years
  - b. In Criminal Investigation Division
  - c. Lock your cars
  - d. Lives across street in Neeley Farms
  - e. Golf carts can be dangerous. Supposed to have a driver's license to drive them
  - f. We live in a nice area, which means we must be cautious
  - g. Look out for one another

- h. Patrolling at various points during day and night; can be situation dependent, including keeping people out of pool when closed. In unmarked Charger
    - i. [jhughey@greenvillecounty.org](mailto:jhughey@greenvillecounty.org)
- 4. Review of 2022 Accomplishments – Kevin Rumsey
  - a. Security Brian Arness
    - i. Contacted three companies. Two responded. Could either send to cloud but that involves fees. Security systems like this are not regulated in SC. One pushed for using cell towers and the cloud. Brian recommends Liquid Video which has self-contained capability to record upon motion detection. Quote based on three entrances—not Lost River because no power there--\$13,797.86. Approximately \$4500 plus infrastructure for the fourth entrance.
  - b. Traffic Sue Larson
    - i. We applied for many options like speed bumps, stop lines and stop signs, but County Traffic Engineer said we don't have enough traffic based on car count. Bentwater, Hillstone and Weatherstone had speed checks—average speed 28-29 mph.
  - c. Landscaping Dan Klaiber
    - i. Goal was to add color in Spring and Summer. Mulch versus pine straw. Sprinkler system repair. Planted flowers. Hired new grounds maintenance company. Next project in 2023 behind clubhouse—taking out Junipers and replace with bushes and flowers; irrigation behind clubhouse; flowers at entrances again; remove dead tree on Bentwater.
- 5. 2022 Year-end Financial Recap – Lis Wilson
  - a. Questions about energy cost reduction due to new LED lights.
    - i. Lis to check
  - b. New lights should have had blocks so light doesn't go into houses. One on Ebenway didn't have it. Resident will provide address.
- 6. 2023 Budget review – Rich Geismar
  - a. 53% paid dues. Were due on Jan 15<sup>th</sup>. \$50 fine if not paid by March 1<sup>st</sup>.
  - b. Kiddie pool shade. We researched companies but were told the shade would be expensive to ensure safety and security, requiring drilling and foundations.
  - c. Anyone who has suggestions on insurance companies or how to get our roof replaced under our insurance, please reach out to Penny on a the Board email.
  - d. Question on what \$400 swim team donation is for—coaches, fees to participate, software. Remainder of costs from sponsors and parents.
    - i. One resident suggested fundraising event instead of the donation.
  - e. Suggestion to change from DirectTV to online streaming. Board to investigate that.

Weatherstone Homeowners' Association  
Annual Meeting

Jan 17, 2023  
6:30-8:20PM

- f. Because we are expending the same amount as our revenue, it is likely the Board will have to increase dues by \$100 in 2024
- 7. Election of Board Members – Greg Steffy
  - a. Two positions open; three candidates as shown below.
- 8. New Covenants – Penny Adelsberger
  - a. Michelle Kelly did comparison of old versus new and will send to Board to send to all residents.
  - b. Need new because old, original covenants expire in Jan 2024.
  - c. Taking suggestions by 31 Jan 2023.
  - d. Need 51% to approve (of 206 homes)
- 9. Audience Questions - All
- 10. Adjourn

**New Business:**

- 1. New pickleball court around clubhouse. Beatta Steffy to lead committee to research options.

**Next annual meeting:** January, 2024. HOA Board meetings are scheduled for the second Tuesday of each month. Please notify the Board if you would like to attend and if you have any specific issues to discuss. Our next HOA Board meeting is Feb 7, 2023, 6:30 at the Clubhouse

**Election Results:**

2022 HOA Annual Meeting Voting Tally		17-Jan-23			
		Proxy	In Person	Total	
Board Members					
	Kevin Rumsey	3	43	46	
	Michael Sofield	2	43	45	
	Greg Steffy	3	37	40	
	Other				
Budget					
	Approve	4	57	61	
	Disapprove	1	5	6	