

Weatherstone Homeowners Association

Annual Meeting

February 2, 2021

1) Welcome & Board General Updates

- Tripp Gilliam indicated he will be stepping down as President and remaining on the Board. Rich Geismar will assume the role of President.

2) Community Security Update

- Terry Mortimer reported that the repairs to the security cameras at the entrances is almost complete. One was hit by lightening and one had its cable cut.
- Greenville County Sherriff's Deputy Greg Porter said that there were only two incidents reported this year. Both involved car break-ins and a quick call by a resident helped avoid similar incidents.
- Greg explained that all golf carts must be registered (\$5 for 5 years). They can only be operated on neighborhood streets by licensed drivers and cannot be driven at night, regardless of whether they are equipped with lights. ATVs are never allowed to be driven on neighborhood streets, regardless of who is operating them.
- Greg currently drives an unmarked black Dodge Durango and often patrols the neighborhood late at night.
- If you see something, say something. When in doubt, call it in.

Contact information is as follows:

Greg Porter: (864)516-4916

GCSO Non-Emergency Line: (864)271-5210

3) 2020 Year End Financial Recap

- Rich Geismar began by thanking David and Elaine McCandless for their work on the landscaping committee this past year; Sharon and Don Dandelske for their work on the Clubhouse and Jack Johnson for his many years of service handling the bookkeeping. Jack will be retiring from his position this year.
- Reserve Fund: We ended the year with \$95,324 in the fund. This was an increase of approximately \$5,000 over last year. An amount of around \$90,000 is appropriate for a neighborhood of our size and age.

4) 2021 Anticipated Expenditures

- Income for 2021 is conservatively estimated to be \$111,800. This does not include any income from the swim team, who's status is uncertain. Nor does it include any dues income from new homes, as their completion dates are uncertain.
- Similarly, the expenses were conservatively estimated. Thus the budget portrays somewhat of a worst case scenario. Things such as the kiddie pool cover and the entrance fence repair have already come in significantly below estimates (saving \$3,300 and \$2,000 respectively).
- Other planned improvement projects for 2021 include: re-strapping the pool furniture, pool entry system upgrade (due to outdated operating systems), new pool umbrellas, and an upgrade of the security cameras.

5) Lennar Update

- Kevin Rumsey provided the Board's rationale for hiring a consultant and addressed a number of questions that were asked by the residents. His comments are as follows:
- *We knew a major builder was planning to purchase the majority of the remaining lots in Weatherstone. We attempted numerous times, via Proffitt the developer, to obtain information regarding the builder's intent for architectural standards, schedule, price point and size. We hoped to be able to influence those aspects of the construction to the benefit of our community with respect to resale value and a Weatherstone quality and appearance standard that many of you have previously discussed. Proffitt shut us down and told us that we were not part of those discussions and meetings.*
- *We explored other options and settled on hiring a consultant with knowledge and expertise to achieve the following objectives:*
 - 1) *Establish relationships with Proffitt and the builder.*
 - 2) *Obtain information that we, and you, were seeking regarding intended architectural standards, schedule, price point and size.*
 - 3) *Given the two objectives above could be achieved, influence or shape the products to meet our desired end-state, as much as we can within the limited powers of the by-laws and covenants.*
- *Objective 1 is complete. The consultant has established relationships with Proffitt's office and two individuals from Lennar. The relationships with Lennar have been shared with the Board and will be turned over when the consultant exits.*
- *Objective 2 is complete/ongoing. We have received information on all of the models, floor plans and elevations to*

be offered by in Weatherstone by Lennar. Continued schedule updates are forthcoming throughout construction.

- *Objective 3 is complete/ongoing. We have expressed our desires and Lennar has included those in their plans. The ongoing aspect of this objective is the continued relationship throughout construction to address any resident concerns.*

We know historically, without a consultant, that a very positive builder's intent was shared but not executed. We also know, at this point, we cannot predict with 100% certainty that we will be completely satisfied when Lennar is done. But we are certain that, absent a means to convey our collective desires, the odds of being able to influence and achieve a positive result were not likely.

- Doug and Veronica from Lennar then joined the meeting via Zoom for a few minutes to give us a brief update from their perspective. They indicated that they are just getting into the Upstate area and they consider Weatherstone to be their premier community and are excited to be part of it. They have 5 different models with 3 elevations each and will not have any similar exteriors near each other. All models will include some level of stone or brick and the colors will fit in well with Weatherstone. There has been a lot of interest and there are currently 4 lots sold with construction to begin very shortly. Given the models and options, they expect most, if not all, of their homes to be in the low to mid \$400,000 range.
- Any resident complaints regarding Lennar should be directed to: board@weatherstonesc.com

6) Miscellaneous Questions

- Legal Fees: Our covenants and by-laws will be expiring and turned over to us in 2023. We have retained legal counsel to help us re-write them to better represent our community standards and desires.
- Speed Limit Reminder: It's 25 MPH on all of our streets.
- Community Volunteering: Watch for requests, in the near future, for volunteers to help with things such as painting, trash pick up and maintaining traffic circles. This is one way to help us keep our costs down and allow residents to become involved in their community.
- It is unknown, at this time, whether we will have a swim team in 2021. The Board will be meeting with swim team representatives to discuss this issue on 2/16/2021.
- Considering reducing or doing away with the cable service in the clubhouse. It is very infrequently used by renters and the community.

7) Vote on the 2021 Budget.

The vote was conducted via Zoom poll and a show of hands from the clubhouse attendees:

- For: 35
- Against: 7
- Abstain: 1

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