

# Weatherstone Homeowners Association

2 Weatherstone Lane  
Simpsonville, SC 29680

## January 10, 2017 HOA Board Meeting Only

Called to Order: 7:00 pm

5 Board Members Present: Wes Basham, Todd Bowman, Kim Winkler, Don Dandelske, Todd Bowman

Resident Attended: 3

### Agenda:

- Greater Southern Homes: \$150 per square foot. The prices have gone up for the two homes that are being built. They started the homes almost a year ago and they are still not finished.
- We will have our annual meeting in February 2017, maybe the 3<sup>rd</sup> week
  - Maybe have dinner, appetizers etc.
  - May discuss with Ericka DeRoberts, from Greater Southern Home to have an open house for the homes that are across from the clubhouse
- Resurfacing the pool: \$48k to complete that
  - Need a new motor for the pool. It has gone out and needs to be replaced. \$1,200.00 for this
    - Need to look at getting a cover for the pool
    - Looking into converting the pool to a salt water pool. This would save money in the long run, and be less maintenance.
    - We will rebuild the reserves for future improvements to the pool
    - Fence by the pool, we need to discuss this with Graham. Would like to have this put up before the next pool season.
    - May have an alternative pool company to service the pool if they do not step it up. We have already received quotes.

Brandau and Ebanway lots have garbage and debris all over it. We are not sure who is dumping it there. There are boxes, sod, bricks etc. These need to be cleaned up. Wes will talk to Graham about this.

Take a look at the lawn service contract and see if we need to make any changes to it, may need to renegotiate it.

Discuss with Cat a different email provider. There have been issues with getting emails and sending them and receiving them.

Adjourned: 7:30 pm

# Weatherstone Homeowners Association

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## February 21, 2017 HOA Board Meeting Only

Called to Order: 7:10 pm

5 Board Members Present: Wes Basham, Todd Bowman, Kim Winkler, Don Dandelske, Todd Bowman

Resident Attended: 37

### Agenda:

#### Dinner and Socializing

- Election of board members: Jeff Lucas, Tom Spellman, Bob Milane, Wes Basham
- 2016 budget recap
  - Money was spent on the pool: \$44,000 for resurfacing the pool
  - 56% of the expenses were put towards the pool
  - \$16,500 was put in the reserves
  - 2017 no large projects planned, and we should be able to replenish the reserves
  - We should be able to put around \$20,000 into the reserves in 2017, we have around \$27k in the reserves currently.
  - We are planning on switching the pool to a salt water pool. This will save us money in the long run. It doesn't taste salty.
  - Anne Abahazi has volunteered to assist with the Social Committee.
  
- If there is an incident that happens within the community contact the police or our officer that is assigned to the neighborhood. Greg Porter can always assist.
- Landscaping, there are a few homes in the neighborhood that their trees, shrubs etc are over grown and need to be maintained.
- Update regarding construction in the neighborhood, they have the option to continue building down brandau lane or they could build on another lot in the neighborhood. Graham is going to meet with them to see what their plans are for the neighborhood.
- Mungo sold the home on the corner of Brandau and Bentwater. Mungo may build a few more homes, but not many more.
- Solar panels are allowed to be put on the home. It is considered a radical change of the structure and guidelines have been set regarding this. The solar panels cannot be visible from the street.
- The landscape has two dead holly trees and a few dead bushes that need to be removed and replaced.

- As far as we know the road is not going to go through from Bentwater into the Lost River sub. They have added another entrance for Lost River and there isn't a need for them to have another street entrance into our subdivision.
- If your email address is not on file, please provide it to us so we can communicate with each of you.

Adjourned: 8:00 p.m.

# Weatherstone Homeowners Association Meeting

September 19, 2017

- 4 Board Members present: Wes Basham, Russ Seiter, Tom Spellman, Jeff Lucas (absent: Bob Milane)
- Residents attending: 27

## Agenda

### Opening Comments

- Graham Profitt has ended Weatherstone's relationship with Great Southern Homes. They probably will not build on the remaining two lots they own. They will be available for purchase by other builders.
- Currently no security issues to report. Greg Porter has reduced the number of hours he will be patrolling the neighborhood now that summer is over.
- An improved security system has been installed in the Clubhouse and pool area.

### Review of Pool Season

- We are happy with our new pool service company, Clarity.
- The pool closed on September 10<sup>th</sup>. This is generally when Clarity's other customers close theirs and is consistent with other pools in the area. The cost of keeping it open longer is approximately \$250 per week.
- Next year we can assess the viability of keeping it open longer if the weather stays warm and there is sufficient usage to justify it.
- We have purchased a new cover for the pool at a cost of \$7,000. Other estimates were around \$10,000.

### Social Activities

- Anne Abahazi is chairing our new social committee. There are currently 9 members.
- Events planned for the upcoming year include:  
Novemberfest Crock Pot Cookoff (November 4<sup>th</sup>)  
Super Bowl Party in February  
Pool Party in May  
4<sup>th</sup> of July Cookout and Fireworks
- Will be exploring setting up a Facebook page.
- Wendy Bochicchio and Rana Al-Dibbini will be handing over coordination of the annual Women's Ornament Exchange to Sue Larson. Date is December 12<sup>th</sup>.

### Budget Update (Jack Johnson)

- We are currently on budget for 2017.
- There are currently 160 homeowners which means 10 additional HOA members contributing over last year.
- Our current reserve stands at approximately \$40,000 minus the \$7,000 for the pool cover.

### Yard Maintenance

- There have been some issues of residents not properly maintaining their yards. Patty Bowman has contacted some of them and has been successful in getting them to rectify the situations. A big thank you to Patty for her efforts in this area.
- If you sustained damage from Hurricane Irma, please clean up the debris as soon as possible.

### Questions/Comments/Concerns

- Would the neighborhood consider a second yard sale this fall? Social Committee will look into it.
  - The neighborhood website needs to be redone.
  - Looking for a volunteer to maintain the landscape lighting at the 3 neighborhood entrances.
  - We are obtaining quotes to replace all of the dead trees and bushes in the common areas.
  - The new pool card system is up and running and working well.
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