

Weatherstone Homeowners Association

2 Weatherstone Lane
Simpsonville, SC 29680

January 13, 2015 Annual HOA Meeting Minutes

Called to Order: 7:05 pm

4 Board Members and Jack Johnson Present: Wes Basham, Kim Winkler, Tom Spellman and Russ Seiter

12 Resident Attended

Agenda:

No dues increase this year!

Election of New Board Members: 3 positions are available
President, Secretary and Member at Large are available

Don Dandaleski would like to run for one of the open positions. Don has been appointed to the board.

Street Signs will be replaced, they have been ordered.

Jack Johnson went over the budget for this year. In 2014 we still put money in the reserve. The HOA took over the accounting this year. Jack was responsible for the books and all the accounting. We were right on for the budget in 2014 and we put in \$10,000 in the reserves. We have \$40,000 in the reserves.

Improvements in 2014 to the clubhouse: New floor, paint, t.v. internet, cable, new alarm system and cameras and we fixed the pool caulking this year.

Year 2015 we anticipate approximately \$20,000 in the reserves for future pool repairs.

Improvement for 2015:

- We would like to invest money in the round a-bouts this year.
- Need to invest in the pine needles for this year.
- Look into painting the fence. Would like to look into having volunteers
- New Street Signs
- More than likely we will get out of our direct tv account, and try to bundle, phone, internet and cable into one. This should save us about \$40 per month.
- Pergolas still need to be painted and the sun shade needs to be installed.
- Possible install up lighting. Monte is assisting in replacing the light bulbs in the neighborhood.
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We switched our pool agreement to Sweet Water Pool instead of Up State pool.

Budget has been approved by all in the room.

We do have committees that we would like to implement: Social Committee, Ground Committee, Painting Committee, Club House Committee

We want to thank Tom, Don, Gene, Monte, Lis and Sharon for all of their work over the past year. They have all done special projects, and helped out over the past year and we really appreciate it.

Adjourned: 7:50 p.m.

Weatherstone HOA Board Meeting for 2-10-15

Notes:

1. Street Signs - Informed that all signs are here and we just need to install them and will be looking for some help.
2. Street Lighting - Duke replaced the light bulb on the light out at Brandau and Bentwater. Did not fix the problem so a line crew will be out with n a week to fix the issue. Russ will call to have them fix the glass fixture on the first three on from the Hillstone entrance.
3. Landscape
 1. Need to get ideas for traffic circles - Have Monty make a few calls to get ideas. Bloomers in Fountain Inn was given as a suggestion.
 2. Asking our Lawn Maintenance to clean up Harrison bridge culvert. - Have Wes ask Brinkman. We should also consider or begin to think about ways to improve the look off the area along Rocky Creek and Harrison Bridge
 3. No timeline on painting Fence - Someone suggested renting sprayer and
4. Clubhouse
 - a. Need to fix side door - Need to have someone take lead on making some calls to find someplace that can fix the door's in the Clubhouse
 2. Paint the sun shade structure - Don volunteered to do this once the weather breaks.
 3. Paint the crosswalk structure - Need to get quotes again for this.
 4. Take a look at trees that may fall behind pool.
 5. Spring cleaning of outside clubhouse
5. Approval for Tax filing
6. Update on sold lots/ properties
7. Pool
 - a. Swim-team - Hours proposition - needs to be reviewed
 - b. Follow up with Springwater to have the Swim platforms reinstalled
 8. Mailbox patrol and communication again - Todd to take lead on Mailbox patrol. Need to figure out some type of recourse for those not in compliance. Ideally find someone that can refurbish the mailboxes at a reasonable rate. Offer that up to the neighbors.
9. Other Items:
 - a. Wes to email Graham about plan approval for Shoemaker home being built on Bentwater / Hillstone
 - b. Wes - to send out email about throwing dog waste in sewage.
 - c. Email Graham to clean out Sewer Drains
 - d. Reminder on Due's

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March 10, 2015 Annual HOA Meeting Minutes

Called to Order: 7:03 pm

4 Board Members and Jack Johnson Present: Kim Winkler, Don Dandelese, Todd Bowman and Russ Seiter

Resident Attended 11

Agenda:

1. Street Signs - All have been replaced except for the two on Marswin/Bentwater.
2. Street Lighting - Duke replaced one of the street lights. Duke is also selling the LED lighting for really cheap if you are interested in purchasing them.
3. Lighting in the clubhouse: look at home depot for replacement lighting in the clubhouse for the ones that keep turning off. Maybe change out the yellowish fixtures with white ones. Might have to have another electrician come and look at the electrical.
4. Landscape
 1. Gardening club: Monty is interested in doing this and organizing a group of people that may be interested in. Kim to send out an email to residents regarding volunteering for the landscaping.
 - b. Need to get ideas for traffic circles - Have Monty make a few calls to get ideas. Bloomers in Fountain Inn was given as a suggestion.
 - c. There are dead trees behind the pool that Brinkman needs to address. They have fallen down and are a mess.
 - d. Painting of the Fence on Rocky Creek – We need to have someone quote this out.

Pool Opens: May 9th.

Practice starts: May 18th from 5:00-6:30 p.m. M-Thursday until June 1st, then it is Mon-Wed. Home meets are: June 4th, 11th, 30th. Pool will be closed at 3:00 p,m, on those days.

New Patrol Officer: Greg Porter: email: gporter@greenvillecounty.org

He patrol's the neighborhood 10 hours a month. His number is:
864.243.1337

3 unpaid dues, some of them will be taken care of by the end of the month. Others we will need to follow up with.

The Pergola's still need to be fixed and the sunshade needs to be put up, before the pool opens for the year.

Need to fix side and front doors of the clubhouse: Need someone to take the lead on this. Todd said he will take the lead.

- . Paint the sun shade structure - Don volunteered to do this once the weather breaks.
- a. Paint the crosswalk structure - Need to get quotes again for this.
- b. Spring cleaning of outside of the clubhouse. Need Volunteers for this.

Mailbox patrol and communication again - Todd to take lead on Mailbox patrol. Need to figure out some type of recourse for those not in compliance. Ideally find someone that can refurbish the mailboxes at a reasonable rate. Offer that up to the neighbors. Have this posted on the website.

Other Items:

Wes to email Graham about plan approval for Shoemaker home being built on Bentwater / Hillstone

1. Email Graham to clean out Sewer Drains
2. Quarterly News Letter: Recommendations for contractors, updates, social events, related items that need to be addressed.
3. Nextdoor.com you can set up a resident's website and it is free of charge. We are in the trial phase of this.
4. Bob Bouldin is responsible for the garage sales. We usually have one in May and Oct.

Adjourned: 7:50 p.m.

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May 12, 2015 Annual HOA Meeting Minutes

Called to Order: 7:03 pm

4 Board Members and Jack Johnson Present: Kim Winkler, Don Dandelese, Todd Bowman and Russ Seiter

Resident Attended 14

Agenda:

1. Pool Maintenance: New pool company, Sweetwater (Sean Hare)
 1. Sun Shade installed
 2. Water Drainage is going into peoples yards and killing the grass
 1. We have contacted Sweetwater and they are looking into draining the pool into the sewers
 3. Starting blocks still need to be installed for the swim team.
 4. Bathroom dead bolts should remain unlocked
 5. Furniture needs to be washed by Sweetwater, we have asked them twice to do this.
 6. We have placed an order for 2 additional large tables/with an umbrella, 8 chairs, and 4 small round tables. This should be in within 4 wks.
 7. 70 kids, Megan has brought in 25 outside memberships: Thank you!
2. Street Signs - All have been replaced except for the two on Marswin/Bentwater. Todd and Don will put these up. Kim to provide the drill bit.
3. Landscape
 - a. We now have water at the traffic circles, thanks to Jack
 - b. Painting of the Fence on Rocky Creek – This needs to be scheduled
 - c. Are we able to have the landscaping people maintain the side streets (Rocky Creek and Harrison Bridge.) Wes to look into.
 - d. Send an email out regarding maintaining your sidewalks and over growth of your landscaping. This needs to be addressed.

The Pergola's still need to be fixed, we cannot find someone to quote this out for us. If anyone has any suggestions or recommendations, please let us know.

Need to fix side and front doors of the clubhouse: Todd has made minor adjustments to the doors, and they seem to be working a little better.

Mungo is not as committed to Weatherstone, and will not be purchasing any more lots in here. More than likely they will finish building on the lots that Graham has sold to them, and that is it.

Mailbox patrol and communication again - Todd to take lead on Mailbox patrol. Need to figure out some type of recourse for those not in compliance. Ideally find someone that can refurbish the mailboxes at a reasonable rate. Offer that up to the neighbors. Have this posted on the website.

Other Items:

1. Email Graham to clean out Sewer Drains
2. Quarterly News Letter: First addition went out. Kim will email this out.
3. Cancel Direct TV, called and there is a cancellation fee for this, we need to check and see if Charter will cover this. (I believe we have 6 months left in our contract and it is \$20 per month.)
4. HOA Will change meetings to Quarterly, instead of monthly. Schedule to be determined.

Adjourned: 7:25 p.m.