

Weatherstone HOA Annual Meeting
Meeting Minutes
1-20-26

Agenda

- 1) Dinner (6:30 PM)
- 2) Welcome and Introductions – Kevin Rumsey (7:00 PM)
- 3) Appreciations – Greg Steffy

Social Committee – Helen Wilson
Landscaping – Dan Klaiber
ARC – Nancy McCormick
Web master – Beatta Steffy

- 4) Greenville County Detective – Adam Hughey
- 5) 2025 Budget Review – Nancy McCormick
- 6) 2026 Budget Review – Nancy McCormick
- 7) 2026 Board Member Elections - Mike Sofield
- 10) Open floor for questions
- 11) Vote for Board Members and on Budget
- 12) Adjourn

Meeting Minutes

- 1) Dinner (6:30 PM) – Excellent soup and salad dinner served by our Social Committee
- 2) Welcome and Introductions – Kevin Rumsey (7:00 PM) – Kevin welcomed the group and thanked everyone for their attendance
- 3) Appreciations – Greg Steffy – Greg introduced the committee leaders. Each leader recognized their volunteers.

Social Committee – Helen Wilson
Landscaping – Dan Klaiber
ARC – Nancy McCormick
Web master – Beatta Steffy
Clubhouse Rental Administrator – Sharon and Don Dandelske

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4) Greenville County Detective – Adam Hughey – Adam addressed the group to explain his role in providing additional security by patrolling the neighborhood 10-15 hours per month. Warned us to keep cars locked that are parked outside.

5) 2025 Budget Review – Nancy McCormick – Nancy reviewed the 2025 budget. Explained that we passed an independent audit with 100% accuracy in our book keeping.

6) 2026 Budget Review – Nancy McCormick – Nancy reviewed the 2026 budget. Increased budget items for 2026 include retention pond maintenance and additional street light electricity expense. Well received and no questions

7) 2026 Board Member Elections - Mike Sofield – Mike officiated the 2026 board member election process.

We need additional board members and volunteers moving forward. Please consider helping in these capacities.

10) Open floor for questions – Can we get empty lot owners to build? No, we do not have any authority in this regard. Can we have the empty lot owner on Marswen do a better job maintaining the lot? We are following the covenants process for lack of proper lot upkeep.

11) Vote for Board Members and on Budget - Nancy McCormick, Glen Williams and Greg Steffy were re-elected. 2026 Budget was approved. 31 ballots submitted

12) Adjourn

| Weatherstone Financials - 2025 | | | Weatherstone Budget - 2026 | |
|---|---------------------|---------------------|---|---------------------|
| | 2025 Budget | 2025 Actual | | 2026 Budget |
| INCOME: | | | INCOME: | |
| HOA Dues (Based on 216) | \$140,400.00 | \$140,400.00 | HOA Dues (Based on 224). | 145600 |
| Delinquent HOA Dues | \$300.00 | \$0.00 | Delinquent HOA Dues | \$300 |
| New Homeowner Dues (Based on 4) | \$2,600.00 | \$4,466.19 | New Homeowner Dues (5) | \$3,250 |
| Clubhouse Rentals | \$3,000.00 | \$4,500.00 | Clubhouse Rentals | \$4,500 |
| Income - Misc | \$0.00 | \$30.00 | Income - Misc | \$30 |
| Convenience Fees (net) | \$0.00 | \$44.43 | Convenience Fees (net) | \$0 |
| Late/Lien/NSF fees on Dues | \$50.00 | \$325.00 | Late/Lien/NSF fees on Dues | \$350 |
| Transfer Fees | \$500.00 | \$1,000.00 | Transfer Fees | \$500 |
| Reserve Fund Transfer | \$0.00 | \$0.00 | Reserve Fund Transfer | \$0 |
| Income - other | \$5,000.00 | \$4,155.60 | Income - other | \$3,800 |
| Total Income | \$151,850.00 | \$154,921.22 | Total Income | \$158,330.00 |
| EXPENSES: | | | EXPENSES: | |
| Accounting/Bookkeeping Expenses | \$3,500.00 | \$4,023.65 | Accounting/Bookkeeping Expenses | \$4,900 |
| Bank/NSF fees | \$50.00 | \$30.00 | Bank/NSF fees | \$50 |
| Common Area Fence Repair | \$2,000.00 | \$0.00 | Common Area Fence Repair | \$2,000 |
| Common Area Improvements/Jose | \$12,000.00 | \$11,550.00 | Common Area Improvements | \$12,000 |
| Common Area Flowers | \$3,000.00 | \$535.61 | Common Area Flowers | \$3,000 |
| Common Area Lawn care | \$25,000.00 | \$16,825.84 | Common Area Lawn care | \$20,000 |
| Common Area Maintenance (Incl sidewalk) | \$500.00 | \$396.41 | Common Area Maintenance | \$500 |
| Retention Pond MAINT & Inspection | \$0.00 | \$0.00 | Retention Pond Maint. & Inspection | \$5,000 |
| Common Area Water | \$2,500.00 | \$1,881.39 | Common Area Water | \$2,500 |
| Clubhouse Alarm Expense | \$400.00 | \$389.88 | Clubhouse Alarm Expense | \$400 |
| Clubhouse Garbage Pickup | \$300.00 | \$199.02 | Clubhouse Garbage Pickup | \$300 |
| Clubhouse Improvements | \$1,000.00 | \$0.00 | Clubhouse Improvements | \$1,000 |
| Clubhouse Internet/phone/TV | \$3,500.00 | \$2,948.61 | Clubhouse Internet/phone/TV | \$3,500 |
| Clubhouse Janitorial Services | \$900.00 | \$1,210.00 | Clubhouse Janitorial Services | \$1,500 |
| Clubhouse Maintenance | \$8,500.00 | \$7,386.60 | Clubhouse Maintenance | \$8,500 |
| Clubhouse Supplies | \$2,250.00 | \$368.20 | Clubhouse Supplies | \$2,250 |
| Clubhouse/Pool Electricity | \$13,000.00 | \$21,360.25 | Clubhouse/Pool Electricity | \$25,000 |
| Clubhouse Water | \$300.00 | \$151.24 | Clubhouse Water | \$350 |
| Income Taxes | \$200.00 | \$1,310.00 | Income Taxes | \$1,350 |
| Insurance | \$5,000.00 | \$5,229.60 | Insurance | \$5,500 |
| Legal Fees | \$500.00 | \$0.00 | Legal Fees | \$1,000 |
| Pool Management Fee | \$13,600.00 | \$13,581.00 | Pool Management Fee | \$14,160 |
| Pool Repair/Maintenance/Equip | \$6,000.00 | \$3,427.22 | Pool Repair/Maintenance/Equip | \$5,000 |
| Swim Team | \$400.00 | \$370.00 | Swim Team | \$400 |
| Pool Water | \$850.00 | \$955.66 | Pool Water | \$1,000 |
| Property Taxes | \$400.00 | \$345.71 | Property Taxes | \$400 |
| Security Patrol | \$2,000.00 | \$1,560.00 | Security Patrol | \$2,000 |
| Social Com Activities | \$4,000.00 | \$3,248.64 | Social Com Activities | \$4,000 |
| Termite/Pest Protection | \$650.00 | \$663.38 | Termite/ Pest Protection | \$700 |
| Website | \$1,000.00 | \$178.08 | Website Expense | \$1,000 |
| Other Expenses | \$19,500.00 | \$15,156.15 | Other Expense- | \$23,565 |
| Total Expense | \$132,800.00 | \$115,282.14 | X | \$152,825.00 |
| Overage/-Shortage | \$19,050.00 | \$39,639.08 | Overage/-Shortage | \$5,505.00 |
| Cash Balance 12/31/2025 | | | Other Projects for 2026 | |
| Checking Account | \$54,738.01 | | Asphalt Seal Coating Clubhouse Parking Lot | \$5,000.00 |
| Schwab Money Market Acct. | \$107,226.96 | | Trex Clubhouse Trellis | \$8,745.00 |
| | | | Epoxy Bath Floors Pool House | \$4,820.00 |
| | | | Pumproom Sheetrock Repair | \$2,200.00 |
| | | | Pressure Wash pool House & Clubhouse Exterior | \$2,800.00 |
| | | | | |
| | | | | |
| Total Cash | \$161,964.97 | | Estimated Cost | \$23,565.00 |
| - OTHER -2025 | | ACTUAL- 2025 | INCOME - OTHER ESTIMATED Money Market Income | \$3,800.00 |
| Pool Furniture Repairs | \$4,500.00 | \$2,955.27 | | |
| Play Area Railroad Ties / Mulch | \$2,000.00 | \$900.00 | | |
| Landscape Lights Entrances | \$5,000.00 | \$1,561.88 | | |
| Tree Removal | \$8,000.00 | \$7,830.00 | | |
| Pool Umbrella Stands | | \$1,909.00 | | |
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