

Weatherstone Homeowners Association Meeting

January 16, 2018

- Dinner and socializing: 6:30
- Meeting called to order: 7:25
- 4 Board Members present: Wes Basham, Russ Seiter, Tom Spellman, Jeff Lucas. Absent: Bob Milane.
- Residents attending: 62

Agenda

Jack Johnson

- Distributed and reviewed copies of 2017 Financial Recap and 2018 Proposed Budget.
- 2018 Budget unanimously approved.

Sheriff's Deputy Greg Porter

- Unlocked vehicles in driveways and packages left on porches are the 2 easiest targets for theft.
- Reported seeing Weatherstone garage doors open at 3 a.m.
- Also observed suspicious male appearing to take note of cars left running in driveways by residents on cold mornings.

Pool

- Conversion to saltwater last year has made the pool much easier to maintain.
- Everyone is very satisfied with our current pool service – Clarity Pools.

Grounds

- The first week in February we will switch our landscape provider to Green Impact.
- In addition to the services provided by our current landscaper, they will handle the fertilization of grass in our common areas and take over the plantings in the traffic circles each spring and fall.
- All security cameras in the Clubhouse and around the pool are now on one integrated system.
- WiFi access is now provided at both the Clubhouse and the pool area. The password is "fairview."
- Clubhouse
- There were 32 reservation requests in 2017.
- Several pieces of new furniture were purchased.
- The roof was power washed and the gutters were cleaned.

New Construction

- Mungo is currently building a home on Marswen and are preparing to build on a lot at the corner of Graywood and Hillstone. Upon their completion Mungo's contract with Weatherstone is terminated.
- Great Southern Homes' construction and job sites have been a major disappointment. All attempts by Graham Proffitt to meet and discuss changes with them have been ignored. Erica DeRoberts of Coldwell Banker Caine is currently acting as our intermediary.
- GSH has begun construction on 2 of the 3 remaining lots they own on Brandau. Graham will attempt to repurchase the 3rd lot from them.
- The lot at 237 Brandau has sold and construction will begin shortly.

Website and Facebook

- Lindsay Young of the Social Committee has created a newly designed Weatherstone website. She has also created a Facebook page for us. Thank you, Lindsay!

Open Discussion

- Concern was expressed over the additional development of annexed property along Harrison Bridge adding to an already congested area. Contacting our local government representatives was suggested.

Meeting Adjourned: 8:25 p.m.

Weatherstone Homeowners Association Meeting

April 24, 2018

- Meeting called to order: 7:05
- Board Members present: Wes Basham, Russ Seiter, Tom Spellman,
- Residents attending: 5

Agenda

Board Membership

- Current members Jeff Lucas and Bob Milane will be replaced by Ken Ball and Terry Mortimer until January, 2019. At that time 2 new members will be elected.
- A letter was sent to all residents addressing restrictions and covenants. Volunteers were also requested for Board membership and neighborhood committees. Only 2 responses were received. If we cannot assemble a 5 person HOA Board for 2019 we will be looking for an offsite management company.

Residents' Complaints

- Wes Basham reported receiving emails, texts and phone calls regarding a home under construction on Meringer. He said at the present time we have no say in the way the current restrictions and covenants are interpreted. They will remain in effect until 2023, at which time they will definitely need to be rewritten emphasizing stricter building requirements.
- Speeding has become an increasing problem in the neighborhood.
- Residents need to be reminded that parking on the street is only permitted up to 48 hours.

Expenses

- \$1,700 was paid to Green Impact, our new landscaping company, for replacing damaged shrubs and mulching around the Clubhouse. They will also plant annuals in all traffic circles.
- \$9,000 was spent for an upgrade of the pool's pump system. Previously we had 2 pumps. Over the winter 1 failed, so we are converting to a more efficient one pump system. The circuit box was also replaced due to heavy corrosion.

HOA Dues

- Four homes still have not paid. They've been notified but with no response.
- Solutions – pool keys and Clubhouse rental privileges will be revoked. We are also looking into the possibility of putting a lien on their homes.

Social Committee

- The Wine/Beer Sharing event has been cancelled due to low resident response.
- The Spring Yard Sale will be held on Saturday, May 5th.

Meeting Adjourned: 8:07.