

Weatherstone Board Meeting
April 14, 2009

Board Members Present-Bobby, Graham, David, Shane,Greg

Website-News letter, minutes to meetings, Agenda for next meeting, e-mail will be sent to all on e-mail. List with password and address.

Pool Gate-to be finalized in the next few days.

Yard Sale-April 25

Yard Upkeep- Grounds committee to review and bring recommendation to board.

Landscaping-beginning next week, will add spring and summer flowers. Graham will check on removal of trees that have fallen or died. Discussion held about community workday.

Club house use by Church-

Swim Team schedule for Church- to be provided by David Hall

Pool Drain-we are on the list and on go. New State law requires. Fee \$750.00

Committee Chairmen- Architectural-Greg, Social-Mark and Lyn Magnum, Pool-TBD,
Clubhouse-possibility of charging to use Clubhouse discussed. Need to provide a check list for Clubhouse usage. Clubhouse Committee Chairperson- April Walker
Grounds Committee-Phil Davies, Charlie Besu,

Fence covenants- looking to update covenants, discussion held regarding what we want and do not want. Only restriction at this point is height of 6' and no Chain link allowed.. For next meeting we will firm up restrictions.

Possibility of bench for Playground

Weatherstone HOA Meeting May 12, 2009

Board Members Present: Shane Walker, Graham Proffitt, Dave Walker, Greg Haselden

Homeowners Present: 5

Called to Order: 7:10

Old Business:

- Pool Gate – The new card swipe will be installed on May 13, 2009 on the back gate. The front gate will continue to work with the current keys until all new cards have been distributed. It was moved by Greg and seconded by Shane that there will be 2, and only 2, cards per family and the replacement fee will be \$25. There was discussion about possible distribution mechanisms: set time for pick up at clubhouse or walk-about to deliver. This will be worked out and it is expected delivery will be within the next 2 weeks. Thanks to Dave Walker for negotiating price and getting this new system moving!
- Pool Open – Pool opens this weekend. The swim team schedule will be posted on the web. Use your keys on the front gate until you have your card for the back gate. It was discussed that if the swim team wishes to use the clubhouse that they should reserve and pay the refundable deposit, as all homeowners are required to do.
- Griffin Park Pool Use – Griffin Park has had to tear out their pool and was looking for a pool for their 10 homes to join for 1 year. We proposed a price per home (\$400 - \$500 range) to them which they declined.
- Clubhouse Use – The fee system was discussed as someone used the clubhouse this weekend and caused some new stains on the carpet. At this time it is not known who caused them and if we still have their check to pay for cleaning of the carpet. This will be investigated. In the meantime, the current rules will be enforced. The new clubhouse committee will take over, create a checklist for use of the clubhouse and start enforcing current rules.
- Landscaping – The trees to be removed, mentioned at the last meeting, have been removed. New beds are planted at the main entrance.

New Business:

- Playground – A homeowner mentioned that there is always trash at the playground. He requested that a trashcan be placed somewhere in the back of the clubhouse or near the playground to encourage folks to place trash in the proper place. Shane will look into prices and also price benches and picnic tables. The board will probably decide what to purchase via email.
- Trees – A couple of homeowners mentioned dead pine trees in empty lots that are threatening to damage their property. They were told to call Proffitt's office and they will take care of them.
- Mailbox – A homeowner mentioned the wood on his mailbox has disintegrated. He was told that he can contact the mailbox vendor for assistance. That name and number is on the web site.

- Safety – Shane mentioned that it is the time of year where a child was approached by a van last year. He has seen young girls out late by themselves. He will prepare a reminder about safety to be posted on the web.

Meeting adjourned at 7:55.

Weatherstone HOA Meeting June 16, 2009

Board Members Present: Shane Walker, Graham Proffitt, Dave Walker, Greg Haselden

Homeowners Present: 8

Called to Order: 7:10

- Pool furniture – We lost an umbrella in a storm, since someone left it up. That is a total of two that we have lost. Prices are: \$190 for lounge chair, \$100 for chair, and almost \$300 for an umbrella. It was discussed how many of what that we would need to purchase to make any difference. Most likely 3 tables/umbrellas and about a dozen lounge chairs. The HOA does not have money for that large of a purchase. A special assessment was discussed. It was decided that the HOA would ask for donations from residents and the HOA add some money to the donations. We will purchase whatever we can with that money.
- Pool Parties – Some pool party sizes and times have gotten out of hand. The pool is used more than ever before by the residents. For example, a large party of 40 kids on a Saturday afternoon is not courteous of the other residents. It was discussed that this has happened many times this season. It was discussed that renting the clubhouse should not mean pool use. It was discussed that residents are currently allowed to have guests at any time at the pool with no limit on number of guests. It was decided that a letter would be sent out to residents to ask them to be courteous of the residents pool use and to exclude pool “parties” from 12-6 on the weekends. That time will be reserved for residents and their guests (a reasonable number, not a party).
- Kids under 16 unattended at the pool – Many children under 16 have been observed at the pool unattended. Some are letting in their friends from other neighborhoods, that are also under 16, and all are unattended. Many are not using the household card keys for entry and are slapping the exit button through the fence with a towel. Dave Walker will be putting a cover on the button this week so that access method can no longer be utilized. The “under 16” rule is not posted on the “rules” board. New signs with this rule will be posted so that it can be referenced by adults when ejecting the unaccompanied minors from the pool
- Clubhouse Usage fee – A usage fee for Clubhouse usage was discussed. The clubhouse is showing normal wear after many years of use. Funds are needed for normal maintenance such as carpet cleaning and filters. Funds will also be needed at some point for furniture replacement and for re-painting. Shane Walker made a motion to invoke a \$50 clubhouse usage fee for private parties for all parties held on or after September 1st, 2009. Dave Walker seconded the motion. It passed unanimously.
- Keep Pool Bathroom Locked – The pool bathrooms need to be locked. If a resident is the leaving the pool and there is no one else at the pool, they should lock both bathroom doors when they leave. Residents can discard their keys for pool gate since we now have the card key system but they need to keep their bathroom keys and bring them to the pool with them. If a resident does not have bathroom keys, they can get them from Dave Walker.

Meeting adjourned at 8:10.

HOA Meeting August 11, 2009

Meeting began at 7:10 when a quorum of board members was present. Shane Walker, Dave Walker, Greg Haselden and Graham Proffit were in attendance. Four homeowners were present.

1) Pool Furniture

There seems to be no shortage of chairs lately as pool use has slowed down. End of Season Specials will be looked into for pool furniture. An order will be placed so that additional furniture will be available at the beginning of next year's pool season.

2) Clubhouse alarm contacts have been updated.

3) Pool Company

Bathroom conditions have been poor; they are not clean. It was noticed that the men's bathroom floods when the pool company performs a backwash; the cause of this will be investigated. A notice will be posted in the bathrooms and the small pool room with the pool company number. If anyone notices that the cleaning does not appear to be being done, they can call the pool company directly. Perhaps, with oversight, conditions will improve.

4) Pool Closing

The pool closing will coincide with our contract with the pool company. Catherine will email Anne Marie to see when the contract ends.

5) Lawn Care

It seems that the entrances, pool area and the roundabouts don't all get done in any one service. We need to get them a new pool key. There are tall weeds all around the pool fence. The board will contact Charlie Besu to see if he is willing to check up on all the areas and call the service. Perhaps, he can even meet with them and walk them around to point out what is expected to be done.

6) Clubhouse

The clubhouse needs cleaning supplies and organization. April and Denise requested \$100 to spend on supplies and plastic bins for organization. They were told to go ahead and just submit the receipts. Three cleaning companies were interviewed. One was very expensive. Another one (that cleans some houses in the neighborhood) would charge \$125 for deep cleaning and then \$60 each visit for two visits a month. They are insured and bonded. Greg Haselden made a motion to hire them for a 90 trial; Shane Walker seconded; the motion passed.

7) Vandalism

A note about the vandalism that occurred was posted on the web. The sheriff's office indicated that this type of activity is normal for this time of year. So far this had tended to occur on the weekends so everyone should keep an eye out.

8) HOA meeting reminders.

There was no email this month to remind residents about the HOA meeting. Also, no signs were posted at the entrances. Shane said that the old signs were stolen or damaged. He mentioned that perhaps we need more durable signs; however, those are sometimes difficult to install.

9) Website

An special offer email was received by Greg. Catherine will call to see when our current contract is up and how much the special would save us. In the past, the space was paid for by a HOA credit card. We no longer have that card. Renewal will have to be put on a private credit card and that individual reimbursed.

Meeting was adjourned, by a motion, at 7:55.

MINUTES FOR MEETING
NOVEMBER 10, 2009

(As told to Anne Marie Turner by Greg Haselden)
Attendance: Shane Walker, David Walker, Greg Haselden

1. Discuss posting income/expense on website
Not post on website – give out by request in order not to Confuse homeowners.
2. Do we want to continue to give out keys since pool closed
Yes – David and April will continue to give out
3. Discuss posting notice on website “ if you move what to do With pool cards”
Catherine Duety to post this on website
4. New landscaping company quote
Bd reviewed Oxner and Palmetto. Greg to talk with Mike Story To claify a few issues and he will report back to board by Jan.
5. New board members to replace Bobby and ?Chuck
Shane nominated Greg, Charlie Besu and Megal Medearis to The nominating committee to come up with names by
Jan.
6. Discuss cash flow remaining 2009 and Budget for 2010
Remaining yr cash flow looks good – maybe \$3,000 extra.

**The Budget will depend upon landscaping decision which
Should be made by December meeting.**

MINUTES FOR MEETING
NOVEMBER 10, 2009

7. Another fall yard sale – some requests

To postpone until Spring 2010

8. Pool quotes for next year

Defer to new board elected January 2010.

9. Ask someone (Charlie Besu?) to oversee common community
Grounds and lighting issues with Duke.

Charlie Besu and Megan Medearis offered to help.

10. Any changes for dues mailings package?

**Possibility of raising dues depending on decision
With landscaping changes.**

11. Address 2 HO dues not paid for 2009.

**Lot #85 is under foreclosures – attorney said hold
Tight since we are already listed on list to collect dues.**

**Lot #134 – board decided since it is under negotiations at
This time, wait until end of year to see what transpires and
go ahead and file lien at that time if needed.**

12. **Question was brought up about use of clubhouse and it was
Decided by board that the clubhouse is not to be used for
Any commercial purpose whatsoever – this will be addressed
On the reservation form completed by the homeowner.**

Weatherstone HOA Meeting December 14, 2009

Board Members Present: Shane Walker, Graham Proffitt, Dave Walker, Greg Haselden

Homeowners Present: about 15

Called to Order: 7:10

Board Openings

- The terms of the board are 2 year, staggered terms. There are 5 positions. Shane Walker, Dave Walker and Greg Haselden have one more year on their positions. Two positions need to be filled in January.
- The nominating committee has submitted 5 names for the open positions. These 5 will appear on the ballot in January and there will be blank lines available for write-ins.
- It was suggested to have the 5 on the ballot submit their qualifications and post them on the web.

2010 Budget

- Dues have been increased to \$500 per year for homeowners.
- The neighborhood is about ½ built out and expansion has slowed. The dues income remained basically flat from 2008 to 2009.
- The largest complaint has been about landscaping. Informal polls at board meetings have indicated that homeowners were willing to pay more dues to upgrade our landscaping. We have a new company under contract (month to month annual contract) for 2010. The largest difference from the old company is the supervision structure. We anticipate that they will point out items that need attention that they are not contracted to perform. The current company did what they were asked to do but never pointed out actions that were needed. We have added some services (like weed protection) to the new contract; therefore, the increase in the budget for landscaping.
- Dave Walker polled about 50 realtors with about 33 responding. They were asked if entrances to developments were important to buyers and if \$500/year dues would be seen as a deterrent. Almost all responded that the entrances need to be appealing and that \$500/yr dues would not deter buyers. Some commented that now is the time to invest in the community since companies are starting to move here and bringing employees that would be interested in our neighborhood.
- Most items in the budget remained flat for 2010.
- Shane Walker moved that the 2010 budget be accepted, Dave Walker seconded the motion and it passed.

Annual meeting is January 11, 2010.

Meeting adjourned at 8:15.

President's Letter

June 22, 2009

Dear Weatherstone Homeowners:

At this month's Homeowners meeting, several issues were brought to the Board concerning the pool and clubhouse. I wanted to share this discussion and the resolutions discussed by the Board and the participating homeowners.

1. **Pool parties**—It has been a long standing policy that large pool parties could not be accommodated, especially during peak pool hours. However, the Board recognizes this has not been communicated to our homeowners effectively over the years and some may have not been in the know.

The Board requests that large parties **not** be held at the pool. Small gatherings of a few people for birthdays or family/friends are certainly acceptable. However, groups of entire clubs, teams, or classes is unfair to the community as a whole.

As a side note, we ask that common sense prevail when determining an acceptable number of guests to bring to the pool.

2. **Pool Keys**—new key cards have been issued to most homeowners. Keep in mind that you need to keep your bathroom keys as these doors need to remain locked. The "old" pool key will be of no use moving forward.

The Board requests that parents ask their children not to hit the release button with towels and noodles to gain access without a key.

3. **Pool Furniture**—With the growth of the community, there will be a need to purchase additional furniture. This furniture, although of high quality, is expensive. Lounge chairs \$190.00; Tables (\$225.00); deck chairs (\$102.00); Umbrellas (\$285.00). In the event we determine more furniture is needed, the Board will determine a reasonable dollar amount to allocate from this year's budget and supplement with voluntary contributions from the homeowners. Our hope is to not have to assess the homeowners for this expense. More information to follow as we better determine our needs.
4. **Adult Supervision**—Please remember children under 16 must be accompanied by an adult at the pool.
5. **Clubhouse Rental**--Please be aware that rental of the clubhouse for parties does **not** include exclusive use of the playground area or the right to have a pool party. It is for use of the clubhouse only.

Also, due to increased wear and tear and several months of discussion, the Board has resolved to begin charging \$50.00 for use of the clubhouse. This will go into effect September 1, 2009. All reservations will continue to go through the clubhouse committee and will be subject to check-in/check-out procedures. Functions intended for use for the entire community (i.e., yoga classed, bunco) are not subject to this charge.

I hope that everyone is having a safe and happy summer and I look forward to seeing you in the neighborhood.

Sincerely,

Shane Walker
Weatherstone HOA President