

**Wheatherstone Property Owners Association
Board of Directors Meeting
Teleconference
April 27, 2020**

Call to Order: 7:02PM

Board Members in Attendance: Eleanor Kurtus, Darin Dooley, Dave Reynolds, Lorelle Goodman, Linda Adlard

Homeowners in Attendance: E Jay Murphy, Mark Silen

Minutes of 2/24/20 were approved unanimously.

Landscape Report: Darin

- Bark dust was finished today
- Tree at 36/38 is to be watched, likely is not growing
- Some tree replacements are yet to be done
- Will talk to Jon about the ivy

Maintenance: Dave

- The water leak at #2 turned out to be internal/owner responsibility
- #40-possible squirrels in wall-entry (and responsibility) to be determined, Lorelle will contact the owner
- Water leak at #64 -Pacific Roof determined that it is a siding issue

Per Tim @ Affinity-Pacific West has been to #64 several times & thought the problem had been fixed-owner thinks there might still be a leak

Discussion with Tim:

- The Board wants to be notified if an owner contacts Affinity with a concern
- Affinity's statements are not following WPOA late payment policy
- Kendra will work out available viewing of bank statements by treasurer
- Linda will send meeting agenda to Tim for him to send to owners
- Issues to be "ironed out" in the next month or two

General Discussion:

- Board is to follow the approved legal procedure for voting by email, with a reminder that an email vote must be unanimous in order to pass
- 3 board positions will be up for vote at the annual meeting (Linda and Eleanor will want to stay on, Dave probably will not)
- The annual meeting will be on June 22, 2020 by teleconference & Tim will take care of the particulars
 - Linda requested the installation of a WPOA sprinkler system at #76. Her own system is no longer adequate & she has watered at her own expense.

Reimbursement for 2020 was also requested. Darin will ask Jon to investigate running a water line.

- Linda would like an area of ivy removed at #76, and then would be willing to plant there. Eleanor will check with Mt Park re who they use to remove ivy.
- #10, 42, 62 and 88 are next in line to be painted. Dave will contact last year's vendor and Tim will get additional proposals.
- Pressure washing should be done in the park & on stairs. Lorelle will get 2 estimates, Linda will get 1-estimates ideally to include all driveways (at WPOA expense) & unit walkways (at owner expense).
- The railing on the park stairs needs to be replaced-Tim is to get an estimate

New Business:

- Linda proposed excusing a portion (one month of the next quarter) of the dues during the pandemic. Discussion followed, with the suggestion by Lorelle that if an owner is experiencing financial difficulty the board should be notified and payment could be deferred (with a payment plan) rather than waived. Tim concurred re deferment as the typical policy. Linda made a motion, seconded by Dave, re excusing a portion of the dues: Yes: Linda, Dave. No: Lorelle, Eleanor, Darin. Motion failed.
- Linda proposed turning half of the grass in the park into a victory (community) garden for residents to share. Darin stated that it was a nice idea but there are other ways to use landscaping resources, preferring to spend time & money on replacement plants. Linda made an amended motion to explore using a portion of the grass area for a community vegetable garden, seconded by Dave. Yes: Linda, Lorelle, Dave. No: Darin, Eleanor. Amended motion passed.

Old Business:

Lorelle asked for discussion of the rental cap template she had provided the board with. Linda thought it covered what needed to be addressed, Darin stated that it was a serious issue we had tried to deal with before. Tim offered to provide another template and suggested a couple of more meetings in order to present how a rental cap protects the owners' investment. Discussion to continue at the next meeting, on 5/18/20.

8:42PM-Guests were thanked and asked to leave the meeting so that the Board could go into Executive Session to discuss delinquencies.

8:53PM-Regular Session resumed.

8:56PM-Meeting adjourned.