

# ***WHEATHERSTONE***

## **ANNUAL BUSINESS MEETING**

June 22, 2020

# **MINUTES**

Meeting Location: Videoconference (Zoom)

BOARD MEMBERS PRESENT:

Linda Adlard, Eleanor Kurtus, Lorelle Goodman, Dave Reynolds, Darin Dooley.

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1. **7:05 P.M. OPENING OF MEETING / SIGNING IN OF HOMEOWNERS**  
There was a short time of introduction with owners providing their names by video conference. There was lack of a quorum so there was a motion to adjourn the meeting and reconvene with a lower quorum requirement. A quorum was established with 13 in attendance and 3 proxies at 7:07 PM and the meeting was reconvened.
2. **FINANCIAL REPORTS:** Treasurer, Eleanor Kurtus gave an overview of the finances for the homeowner association.  
Statement of Accounts  
2020 Operating Budget  
*Homeowner Balance Information: It was reported that there is only one homeowner that is more than 60 days in arrears.*
3. **REPORTS OF OFFICERS:** There were no formal officer reports at the time
4. **ELECTION OF DIRECTORS:** (Voting on available positions)  
*There was a need to elect up to 3 board members.*  
**Linda Adlard—Up for reelection.**  
**Eleanor Kurtus—Up for reelection.**  
**Dave Reynolds—Term is ending and is not available for reelection.**  
Lorelle Goodman & Darin Dooley have terms that are continuing until the annual meeting of 2021.  
**Linda Adlard and Eleanor Kurtus were elected to a two year term.**
5. **OLD AND NEW BUSINESS:**  
Maintenance: There was discussion of several maintenance issues that are in process: Among the issues discussed that needed follow up were related to gutter issues at 28 and 64, drainage issue at 18 and two separate issues at 8 with a pipe issue and painting the fence.

**Reimbursements for power washing of driveways:** There was a motion passed to reimburse homeowners 12 and 14 for past pressure washing that they had paid for that was considered an HOA expense.

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**Painting & Railing Estimates:** Dave Reynolds explained that four painting estimates had been gathered and two railing estimates. There was a motion passed to proceed with a railing proposal that had been submitted in the amount of \$1,125. The railing is for steps from the park to the street. The painting contractor will have to be decided after the board has more time to review.

**Landscape:** Darin Dooley gave a brief update on miscellaneous landscape issues with ivy removal if the landscaper is able to do this at a reasonable cost.

**6. RENTAL CAP DISCUSSION:**

There was lengthy discussion of the consideration to have a rental cap amendment. There was discussion of the positive aspect of protecting property values by not having too many rentals. When the ratio of rentals rises above 30% then it is difficult for buyers to get conventional loans. This can have an adverse effect on homeowner values. The one disadvantage brought up is if someone wanted to sell and an investor were interested in buying. For current owners wanting to rent out it is expected that there would be some kind of grandfather clause to allow current owners to rent out their home with certain stipulations. The details would need to be worked out before presenting a final version of the amendment with any voting. A straw poll was taken in the meeting and the majority were in favor of a rental cap with the details to be worked out. Grandfathering of current owners is an issue to be worked on along with a hardship exception framework to work from for special cases. This is currently a work in progress.

**7. HOMEOWNER REQUESTS:**

There was discussion of racoon issues with some owners addressing this on their own. There was also discussion of cracks in some driveways but nothing was presented that was at the level of having work done at this time.

**ADJOURNMENT:** 8:32 PM

**ORGANIZATIONAL MEETING:** Board to determine Officers.

There was discussion of the need for a new maintenance director volunteer. There was consensus for the following officer positions with a one year term.  
Chair—Linda Adlard

**Treasurer—Eleanor Kurtus**  
**Secretary—Lorelle Goodman**

**Adjourned 8:51 PM.**

**Respectfully Submitted,**

**Tim Benintendi, Property Mgr. Affinity Group Inc.**