

WHEATHERSTONE

BOARD MEETING

August 24, 2020

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present:

Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. There were also two homeowners in attendance.

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1. **7:00 P.M. OPENING OF MEETING**

Motion: There was a motion passed to accept the minutes of the last board meeting held on July 27, 2020 and executive session minutes of July 30th and August 19th.

2. **FINANCIAL REPORTING:** Eleanor Kurtus gave an overview of the HOA finances. She also made note that it is necessary for Affinity to put 12% of the funds into reserve each month from the dues collected.
Report of Treasurer. Financial Reporting.

Homeowner Balance Information: There is only one homeowner that is more than 60 days beyond the current quarterly dues amount.

3. **COMMITTEES:**

Landscaping: Darin Dooley reported that Mt. Park had done recent tree work and that Tree Care Unlimited is to evaluate Wheatherstone trees that still need pruning. There was also brief discussion of sprinkler issues and a homeowner request to extend the sprinkler line from 16 to 18. Darin mentioned that there may be a line there already that was capped off in the past. If so then it could likely be activated again at minimal cost. He agreed to look into this and let the board know either way if the landscaper can do this at minimal cost.

Maintenance:

- a. **Painting:** There was discussion of the need to paint 10, 42, 62 and 88. After reviewing the proposals there was a motion passed to proceed with D.G. Ring Painting as soon as arrangements can be made with the homeowners and color selections. The homeowner of 16 asked if she were to have her home painted on her own would the HOA reimburse for the cost of the paint.

Motion: There was a motion passed for reimbursement of paint material if the owner of 16 has her home professionally painted either before the end of this year or early next year.

- b. **Sidewalk (8,10):** There was brief discussion of a sidewalk issue with #8 which was primarily cosmetic. It was discussed that the bid seemed high but if the owner were willing to pay half of the cost then the project could be done. Linda volunteered to discuss with the owner of 8.
- c. **Water Remediation & Restoration (28, 60):** There was brief discussion that 28 was in process of being concluded and 60 has had the remediation work done and we are waiting on a couple of restoration estimates. The property manager is to pass along the estimates for 60 as they come in.
- d. **Pest Control (72):** There was discussion of the owner of 72 with a rodent smell issue and she is in the middle of having her HVAC duct work cleaned out and if the smell persists then it may be necessary to do rodent control work in the attic. Bids have been gathered for the attic work and we are waiting on her to let us know after the duct cleaning has been done.
- e. **Railing:** There was discussion of railing work that needs to be done coming in from the park.
Motion: There was a motion passed to proceed with the work at a cost of \$1,100 to \$1,300. The property manager is to contact the vendor for the work to be done.
- f. **Miscellaneous:**
There was brief discussion that crawl spaces are an individual owner responsibility. In order to keep rodents out of crawl spaces heavy screens are recommended. This is something that should be communicated to owners with future mailings, emails etc.

4. **OLD & NEW BUSINESS:**
Rental Cap Amendment—Issue was tabled at this time.

5. **HOMEOWNER REQUESTS:**
A homeowner request is listed earlier in these minutes with 16 concerning paint material reimbursement and a sprinkler system issue.

Executive Session:

There was a short time of executive session from 7:50 to 8:00 PM

ADJOURNMENT: 8:00 PM

Respectfully Submitted,
Tim Benintendi
Affinity Group Inc.
Property Manager, Broker