

WHEATHERSTONE

BOARD MEETING

October 26, 2020

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. Additional homeowners were present: Kate Gerity, E.Jay Murphy.

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

Discussion: At the beginning of the meeting there was discussion of work being done by homeowners with various units.

Motion: There was a motion passed to proceed with reimbursement to the following homeowners after work is done and paid invoices are provided:

12, attic gaps \$450 plus \$125 chimney gaps.

14, attic gaps \$450 plus sill plat gaps (cost yet to be determined).

32, attic gaps \$450

42, attic gaps \$550

Motion: There was a motion passed to accept the minutes of the September 28th meeting with a typo correction.

2. **FINANCIAL REPORTING:** Eleanor Kurtus, Treasurer gave an overview of the HOA finances, account balance information and the 2021 operating budget.

Motion: There was a motion passed to accept the 2021 budget draft and provide to homeowners by next month.

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

3. **COMMITTEES:**

Landscaping:

Darin Dooley reported that the tree work with Treecare Unlimited was to begin November 2nd and is to include the pruning of 4 trees with stump grinding. There was no further update from the prior board meeting concerning the extension of the sprinkler line from 16 to 18 or the sprinkler system at #76?

4. **OLD & NEW BUSINESS:**

Maintenance:

a. **Exterior Drainage (28):** There was discussion of the two proposals but the decision was to clean the drain at that location on a regular basis.

b. **Carpeting (60):** There was discussion of the issue with the consensus that the entire area should not need full replacement. More information is needed from the homeowner with pictures etc. and more evaluation of the carpet.

- c. **Railing:** The property manager reported that the railing contractor had committed to installing the railing either Friday, October 30th or the early part of the next week.
5. **HOMEOWNER REQUESTS:**
There were no additional homeowner requests at this time.

Next Meeting: Monday, November 23, 2020, 7 PM.

ADJOURNMENT: 9:00 PM

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