

WHEATHERSTONE

BOARD MEETING

November 23, 2020

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. Two Homeowners were in attendance: Dolly Boals, Julie Dromgoole.

Pg. 1 of 2

1. **7:00 P.M. OPENING OF MEETING:** There was initial discussion of attic work with one of the homeowners and the recommendation of Eco Care. The minutes of the last board meeting of October 26, 2020 were provided. **Motion:** There was a motion passed to accept the minutes as presented.

2. **FINANCIAL REPORTING:** Eleanor Kurtus, Treasurer gave an overview of the HOA finances and account balance information. She went on to say that she is working with the CPA for the HOA on the 2019 Review and will let the board know when completed. **Motion:** There was a motion passed to accept the Treasurer's Report. *Homeowner Balance Information: It was reported that there is only one homeowner that is more than 60 days beyond the current quarterly dues amount which is in collection with the law firm.*

FHA Certification: The property manager explained that he will be assisting a lender on behalf of an owner refinance with recertification of the HOA as an FHA certified complex. There will be a charge by Affinity but the homeowner is to pay through their lender refinance with any additional fees for this process and not the HOA.

3. **COMMITTEES:**
Landscaping:
Darin Dooley gave an update on the work done by Treecare Unlimited. The work was completed since the last meeting and he is happy with the final result. There is no new update at this time concerning the landscaper to extend the sprinkler line from 16 to 18 and the sprinkler system at #76? Darin agreed to continue following up with the landscaper.

Maintenance:
 - a. **Exterior Issues (34):** There was brief discussion of exterior issues with the sale pending of this unit. The property manager has drafted a letter in response for this owner and the board approved of the content. The exterior dryrot and gutter cleaning are to be done in the near future. The exterior painting was done last in 2016 and is not due again for several more years.

- b. **Carpeting (60):** There was a brief update that a contractor has been agreed upon with the homeowner for the carpet replacement following a water intrusion situation.
 - c. **Railing:** There was brief discussion of the estimate for the remaining areas that need railing. The property manager is to contact the railing contractor to set up a time for meeting onsite to clarify and make sure there is no misunderstanding.
 - d. **Invoices (28):** Eleanor mentioned that there are still some invoices that need more clarification from Delta Restoration before any further payment. She is following up and waiting for their response to recent email.
 - e. **Roof, Gutter & Downspout Cleaning:** There was discussion of the vendor, Moss Busters, who has done this work in recent years. The property manager is to ask them for a copy of their agreement with the HOA and to discuss the atriums. In the past they have left some of the atrium areas of debris and leaves that we would ask that they clean up with their work.
4. **OLD & NEW BUSINESS:**
Rental Cap Amendment—There was brief discussion of this issue and the property manager agreed to email an example of an HOA that he has been a part of with successfully passing such an amendment. After the board has had sufficient time to review then the issue can be discussed further.
5. **HOMEOWNER REQUESTS:**
There were no new homeowner issues for discussion and no need for executive session at that time.

ADJOURNMENT: 8:07 PM

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