

WHEATHERSTONE

BOARD MEETING

December 28, 2020

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director.

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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 November 23, 2020.

2. **FINANCIAL REPORTING:** Eleanor Kurtus, Treasurer gave an overview of the HOA finances and account balance information. She also reported that she will be concluding the 2020 Income Statement when she receives the December reporting from Affinity Group.

3. **COMMITTEES:**

Landscaping:

Darin explained that there is not to be an update on extending the sprinkler line from 16 to 18 or the sprinkler system at #76 until the Spring/Summer months.

Maintenance:

- a. **Drainage:** There was discussion of a proposal from Pro Drain. They have already cleaned out the downspout area of unit 28 and the proposal from Pro Drain needs more clarification before proceeding.
- b. **Railing:** There was discussion of Angelo's Ornamental Ironworks who would like to meet with a board member to clarify the stair railings that still need to be done.
- c. **Roof, Gutter & Downspout Cleaning:** The property manager had provided 4 Proposals for discussion. The consensus was to go forward with Moss Busters if they will apply a \$500 credit for not doing a sufficient and complete job with the cleaning about a month ago. There are details needed in their agreement and they will need to revise their agreement for final approval and signing.
- d. **Painting Follow Up:** There was brief discussion concerning the homeowner of #4 that had asked about painting. The painting schedule is on a regular cycle as explained to the owner.

4. **OLD BUSINESS:**

Rental Cap Amendment—There was brief discussion of an example that had been emailed to board members prior to the meeting. More time is needed to consider all of the variables that go into a rental cap amendment.

5. **NEW BUSINESS:**

Board Member Prospect: Lorelle Goodman mentioned that there is a homeowner that is interested in serving on the board and the consensus was to invite him to the next board meeting.

Possible Contractor: Lorelle also suggested a contractor, Elite Custom Construction for some of the smaller maintenance issues at Weatherstone.

Trash Cans: Eleanor Kurtus brought up the issue of trash cans being left out in front of one of the homes and Linda volunteered to contact the owner.

Mt. Park Architectural Requirement Changes: Linda Adlard brought up the issue of the architectural changes that Mt. Park was proposing. Some of the issues are too controlling and restrictive. Weatherstone as an HOA will need to make it known what our concerns are.

Next Meeting: Monday, January 25, 2021, 7 PM.

ADJOURNMENT: 8:39 PM

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