

WHEATHERSTONE

BOARD MEETING

January 25, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. The following homeowners were also in attendance: Mary Kelly, Molly Divine, Phillip Harris and Patrick McKinley.

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

Introductions: There was a short time of introduction with those in attendance.

Smoking Issues: There was open discussion concerning smoking issues that were effecting a resident. This is considered a nuisance, but the two homeowners agreed to try and work out reasonable accommodations amongst themselves.

The minutes of the last board meeting were provided for acceptance.

Motion: There was a motion passed to accept the minutes of the December 28, 2020 meeting as presented. There was also consensus to remove any account balance information from prior minutes as it is unnecessary to report in the minutes.

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

Increase of insurance for FHA Lender Certification: There was discussion of the issue concerning a requirement of increasing the Director and Officer coverage to satisfy a lender to achieve the FHA certification for the property.

Motion: There was a motion passed to proceed with the increased coverage if the owner of the property agrees to pay for the first year of the increased amount.

3. **COMMITTEES:**

Landscaping: There was brief discussion of the leaves in the back of buildings which are picked up once each year. There was also mention of the sprinkler repairs to be done in the spring.

Maintenance:

a. **Railing:** There was consensus for the railing contractor to proceed with the additional railings as it was already in the reserve study.

b. **Roof, Gutter & Downspout Cleaning:** Moss Busters Agreement.

Motion: There was a motion passed authorizing the agreement for twice yearly, roof, gutter and downspout cleaning to be done in early December and the end of May. The contractor is currently off schedule at this time and has scheduled this for February 8th to 10th for completion.

4. **OLD & NEW BUSINESS:**

Rental Cap: There was brief mention that we will need to revisit the rental cap amendment discussion at future meetings and also to consult the HOA lawyer on any details.

5. **HOMEOWNER REQUESTS:**

Mailboxes: A homeowner asked about mailboxes and it was explained that it is an individual owner responsibility to maintain and not the HOA.

ADJOURNMENT: 8:03 PM

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