

WHEATHERSTONE

BOARD MEETING

April 26, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. Homeowners Present: Lauren & Jeffrey Canfield, Phillip Harris, Patrick McKinley.

Pg. 1 of 2

1. **7:04 P.M. OPENING OF MEETING: OPEN FORUM:**

There was lengthy discussion of a smoking issue between two neighbors. Both of the units have renters. There was discussion of a possible survey at some point with homeowners on limiting smoking but the consensus was that this was a civil matter.

Motion: There was a motion passed to accept the minutes of the last board meeting held on March 22, 2021.

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

3. **COMMITTEES:**

Landscaping: Bid by Tree Care for Oaks, Sprinklers—There was discussion of the need for one or two more bids that Darin will continue to work on this. There was discussion of sprinkler issues with 16 & 18 and it was explained that we needed two more lines at a cost of \$250.

There was discussion of the #30 alteration to curb/driveway and #60. The consensus was to wait and see if the drain work makes a difference in the future.

Maintenance:

Apollo Rooter Update: Tim, property mgr. offered to get more information from Apollo with details, etc. and forward information to the Board for review.

Lights: Jeff Wilson was suggested as a vendor that should be able to look at the lighting issues.

4. **OLD & NEW BUSINESS:**

Encroachment at Unit #2—There was discussion of an encroachment issue and Eleanor offered to provide more details to the property manager and then a letter could be drafted for review.

Homeowner Request: The owner of #40 had previously asked for funds to cover issues with the crawlspace. The consensus was that this is not an HOA area of responsibility as per the governing documents. The property manager is to draft a letter for board review.

Rental Cap: There was brief discussion of the issue but it was tabled for discussion at future meetings.

Painting of homes on 9 year cycle: There was discussion of the need for some of the painting to be done this year and Linda volunteered to contact the painter from last year to get an up to date proposal.

Sprinkler Repairs: \$1,090 was spent by a homeowner for 18 sprinklers with 10 on common HOA property. The approximate amount suggested for reimbursement was \$600 but the issue was tabled until there is more information provided concerning the area and boundaries of where sprinklers were installed.

5. **HOMEOWNER REQUESTS:**

Fireplace Insert: 88, Lauren Canfield.

Motion: There was a motion passed to approve of the proposal from this homeowner concerning their planned fireplace insert

Miscellaneous:

There was general discussion of the following issues

Walkway between #8 and #10: The HOA had offered to pay half of the cost last year but the was not willing or able to contribute. The issue can be considered again after the drain work is finished.

Wheatherstone Stone Letters Worn Out. There was discussion of the issue but nothing was decided for replacing at this time.

A homeowner had asked about having a plant removed at a Stairway: Darin of the landscape committee offered to talk with the landscaper to consider this.

Volunteers: There was discussion that Vic Goodman was interested in helping as Landscape Chair if Darin is not able to continue. It was also mentioned that Molly Divine was willing to serve on the Board with the election at the annual meeting.

ADJOURNMENT: 9:07PM

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