

WHEATHERSTONE

ANNUAL BUSINESS MEETING

May 24, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Pg. 1 of 3

1. **7:02 P.M. OPENING OF MEETING / SIGNING IN OF HOMEOWNERS**
Board Members Present: Linda Adlard, Lorelle Goodman, Eleanor Kurtus, Darin Dooley.
Homeowners Present: Phillip Harris, Sue Sacks, E. Jay Murphy. 8 proxies were also received.
There was a call to order but there was a lack of an initial quorum.
Motion: There was a motion passed to adjourn and immediately reconvene and a quorum was established.
2. **MINUTES PROVIDED**
PREVIOUS ANNUAL MEETING: June 22, 2020 provided to Board for reference.
MOST RECENT BOARD MEETING: April 26, 2021 provided for reference.
Motion: There was a motion passed to accept both sets of minutes as presented.
3. **FINANCIAL REPORTS:** Treasurer Eleanor Kurtus provided an overview of the finances with a time for questions and answers.
Income Statement Provided (2020) Affinity started 3-1-2020.
Account balances along with short term and long term issues were also discussed. The operating budget had been previously approved by the Board at the start of the year.
4. **REPORTS OF OFFICERS**
The treasurer report was considered the financial reporting of section 3 and there was no additional officer reporting provided at this time.
5. **OLD AND NEW BUSINESS:**
Landscape Committee:
Darin Dooley gave a brief overview of recent issues with tree work, sprinkler line repairs and mentioned that the sprinkler system has been turned on a little early this year due to the historically dry Spring. Darin also offered to assist a new landscape chair as necessary now that he is not able to continue as the chair. The Board and property manager expressed their thanks and appreciation for all of his time and efforts as the committee chair.

Maintenance:

Letter Approval (Crawl Space): There was brief discussion of owner responsibility with crawl space maintenance concerning #40.

Motion: There was a motion passed to issue a letter drafted by the property manager, to the owner that had been previously reviewed by the Board.

Fence Encroachment Discussion:

There was discussion of a fence encroachment concerning a homeowner and the expansion of their fencing without WPOA approval.

Motion: There was a motion passed to consult with legal counsel to see what the legal options are for the WPOA and the best response to protect the common area property rights of the WPOA.

Apollo Rooter Follow Up Details (previously provided to Board by email)

Discussion: There was brief discussion of the remaining issues to address following the rooter work done on the drain lines coming from all of the downspouts on the buildings.

Motion: There was a motion passed to proceed with clearing the lines that had been diagnosed as having partial or full blockage issues to repair. The property manager is to schedule and let the Board know the timeline and provide communication to homeowners that may be effected.

Formal Approval of Windows & Trim #60

Linda Adlard gave an update on the homeowner request for approval of new windows and trim to be installed.

Motion: There was a motion passed to approve of the homeowner request from #60 as long as the windows and trim are the same aesthetically as what is on the building now.

Sprinkler Reimbursement #76

There was brief discussion of a sprinkler line repair and extension that was paid for by the homeowner.

Motion: There was a motion passed to proceed with reimbursement of approximately half of the cost in the amount of \$600.

6. **ELECTION OF DIRECTORS:**

Linda Adlard and Eleanor Kurtus have terms that run until the annual meeting of 2022. Lorelle Goodman & Darin Dooley had terms that were ending at this annual meeting of 2021.

Election Results: Molly Divine, Vic Goodman and Bernie Kelly were elected to a two year term.

There was no further new business to discuss at the time
Motion: There was a motion passed to adjourn the meeting.

ADJOURNMENT: 8:05 PM

ORGANIZATIONAL MEETING: 8:05 to 8:20 PM.

There was consensus that the following would serve as officers:

Linda Adlard--Chair
Eleanor Kurtus—Treasurer
Molly Divine—Secretary

There was also consensus that Vic Goodman would serve as Landscape Chair and Bernie Kelly would serve as Maintenance Chair.

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