

WHEATHERSTONE

BOARD MEETING

June 28, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Molly Divine, Secretary. Eleanor Kurtus, Treasurer. Vic Goodman, Director, Landscape Chair.
Homeowner Patrick McKinley was also in attendance.

Pg. 1 of 2

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

The minutes of the last meeting of May 24, 2021, provided for acceptance.

Motion: There was a motion passed to accept the minutes as presented.

2. **FINANCIAL REPORTING:**

Eleanor Kurtus reported that she was waiting on the full report from Affinity and will update as necessary to the board when she receives it.

3. **COMMITTEES:**

Landscaping: Vic Goodman gave an update on the tree estimate information. Tree Care was much more expensive. Treecology is coming mid July to evaluate and give their estimate. Peak is coming back again to evaluate further.

Tree Topping Request: There was a homeowner request concerning ivy spreading from the Mt. Park adjoining property. The homeowner is pursuing the issue directly with Mt. Park. The owner also brought up concerns with the need for tree thinning of trees that back up to Wheatherstone Court. The property manager is to submit a request to Mt. Park for this.

Maintenance:

#62 Chimney / Roof Leak Issue: There was discussion of a leak close to a chimney that is in need of repair with one of the homes. The property manager is to contact American Chimney to evaluate and make a repair as necessary. If it is to be a major repair then a proposal would be necessary.

Street Repair: There was discussion of the need for street repairs following the severe winter weather. The property manager is to get an estimate from Rose City Paving for consideration and budgeting.

Light Update: Linda gave an update on work done by Jeff Wilson. Four lights were recently replaced that had been out for quite some time.

Moss Busters: There was discussion of a recent proposal for work to be done to do complete gutter cleaning, roof cleaning and moss treatment. It was agreed that the gutter cleaning had been done in recent months and was not necessary. The roof cleaning and moss treatment is to be done but not the gutter cleaning unless it is found that some areas need partial gutter cleaning.

Paint Bid: There was discussion of a painting proposal for 8 homes. To do all 8 of the homes would be significantly over the amount budgeted for this year.

Motion: There was a motion passed to do the first 5 of the homes that have been prioritized by the painter based on need.

4. OLD & NEW BUSINESS:

Letters: There were two letters that had been drafted by the Wheatherstone lawyer to homeowners on specific issues and the Board consensus was to proceed with the letters. One of the letters had to do with smoking and the other letter had to do with a fenced off area of common property. The fenced off area has landscape debris that is to be cleaned up by the Wheatherstone landscaper. Linda Adlard agreed to contact the lawyer for the approval and mailing of the two letters.

5. HOMEOWNER REQUESTS:

Patrick McKinley (homeowner) brought up his concerns with smoking of a neighbor that impacts his renter and continues to effect their living situation. He asked about issuing a survey to all homeowners to consider whether or not they would be in favor of an amendment to the bylaws making Wheatherstone a non smoking property.

The board explained that they have consulted with a lawyer on the issue and a letter is going out at this time to the owner with the smoking renter. The hope is that the letter motivates cooperation by the neighbor's renter and the issue is resolved without further involvement by Wheatherstone. If there is no improvement then there may be further consideration of the issue in the future. Linda Adlard offered to email Patrick any further information on the subject as necessary. The board has twice now indicated to the owner of 82 that there is not interest in limiting owner's personal property rights such as a smoking ban.

Email List: Molly Divine mentioned that she is updating the email list for owners and renters and sending out a request to any that we do not have their current information. This is much needed and appreciated.

ADJOURNMENT: 8:33 PM

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