

WHEATHERSTONE

BOARD MEETING

July 26, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Molly Devine, Secretary, Vic Goodman, Director, Landscape Chair. Don Eastman, homeowner was also in attendance.

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

The minutes of the last meeting of June 28, 2021, provided for acceptance.

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

2. **FINANCIAL REPORTING:**

New Treasurer Designation: There was discussion of the need to have a replacement for Eleanor Kurtus who was not able to continue as Treasurer. Don Eastman is willing to assist as the new Treasurer and as a board member.

Motion: There was a motion passed to accept the resignation of Eleanor Kurtus.

Motion: There was a motion passed for Don Eastman to fill the interim position of Treasurer and board member.

The meeting was joined by Kendra from Affinity bookkeeping department. There was a time of questions and answers with the monthly financial reporting that will be emailed to the Board and new Treasurer going forward.

3. **COMMITTEES:**

Landscaping: Vic Goodman gave an update on the tree information. Treecology and Peak Landscape both felt that the initial risk of hanging limbs is much less than originally thought. The prior pruning just after the ice storm earlier in the year was done fairly crudely at the time and at some point improvement is suggested with further pruning as funds are available. The clean up of area near #2 cost \$1,000 due to all of the labor involved. Treecology has the certification to address tree limb removal and pruning that effects three (2,476) units at a cost of \$1,500.

Maintenance:

Paint Update: Linda gave a brief update saying that the down payment has been made and the work is to begin as soon as it can be scheduled.

Paving Repair and Sealcoat: There was discussion of a proposal from Rose City Paving to address the necessary paving repairs and sealcoat application following the severe winter ice storm.

Motion: There was a motion passed to proceed with the proposal from Rose City Paving for the work to be done this summer as soon as it can be scheduled.

Maintenance: (continued from page one)

Need for contract of snow removal:

There was discussion of the need for snow and ice removal when there are storm events that can cause hazardous conditions. The property manager will try and assist with gathering estimates.

Moss Busters: It was reported by the property manager that the signed proposal from the board has been submitted to the contractor and we are just waiting on their timeline. Owners are to be notified when there is a work date for this.

4. OLD & NEW BUSINESS:

Neighborhood Watch: It was reported that a homeowner has suggested that a neighborhood watch program be set up for the community. This is something that could be done but none of the board members felt as though they had the time to take the lead on this. The consensus was that this would require a homeowner to volunteer for this.

Email and WEB System: There was brief discussion that the current system is something that the HOA may need to consider other options if it becomes necessary.

Window Door Request (94): There was discussion of a window and door request for replacement by the homeowner, Eleanor Kurtus.

Motion: There was a motion passed for approval of the window/door request (94).

Chimney Update 62: There was a brief update from the property manager that a proposal should be forthcoming by mid August from Oregon Chimney.

Budget: There was discussion of the need for the board to have a meeting and discuss the current operating budget and how to revise for 2022.

Reserve Study: There was brief mention that this has been something that is in need of updating after a new operating budget is in place.

Insurance Cost: There was discussion of a large increase from about \$12,000 to \$18,000 in the insurance premium for the HOA with an insurance claim this year. The property manager offered to see if other quotes were possible.

Sidewalk Repair: Linda Adlard mentioned that he has asked contractor, Jeff Wilson to repair a section of sidewalk that is a trip hazard closest to units 8 and 10.

Entry Area Lights: Vic Goodman mentioned that he is working on the issue of lights that are out with a wall light and a pole light, coming from the Touchstone area into the Wheatherstone area.

Summer Social: Molly Divine asked for permission to look into the possibility of the WPOA board hosting some kind of social event this summer. The consensus was that it was fine to go ahead and do some research on what it may cost and how it might work and then get back to the other board members for consideration.

5. HOMEOWNER REQUESTS:

There were no additional homeowner requests.

ADJOURNMENT: 8:32 PM

Respectfully Submitted,

Tim Benintendi

Affinity Group Inc.

Property Manager, Broker