

WHEATHERSTONE

BOARD MEETING

September 20, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Directors & Officers Present: Linda Adlard--Chair, Molly Divine--Secretary, Don Eastman--Treasurer, Vic Goodman--Director & Landscape Chair--Bernie Kelly--Director & Maintenance Chair.

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

Insurance Discussion: 7:04 to 7:37 PM, Larry Thompson, Agent for Wheatherstone joined the meeting for an overview of the insurance coverage with the new policy. He explained what is covered with the common elements and the individual units. He had reviewed the bylaws and governing documents. He agreed to email a breakdown of the basic coverage. Among the main points mentioned were that the policy is an all inclusive policy and that owners should consider having their individual agents review their own policies and that of the Owner's Association to make sure that they are not over or under insured. Provided in the coverage is earthquake, directors and officers, umbrella, bodily injury and theft. For the actual limits and breakdown of the coverage this can be provided to homeowners to compare with their individual agents to make sure they are adequately covered. **Minutes:** The minutes of the last meeting held on August 23, 2021 were previously provided by email for acceptance. A revision was made from the original draft. **Motion:** There was a motion passed to accept the minutes as presented in the revised draft.

2. **FINANCIAL REPORTING:**

Don Eastman, Treasurer provided an update on the finances. He explained that the budget categories were tracking well but we have been over budget on legal expenses, repairs and maintenance along with legal expenses. The reserve study is still in process at this time. When a final version is received it will be forwarded to the board. Don also gave an update on the legal process concerning a homeowner that is extremely delinquent and is in contact with the law firm and the Affinity Bookkeeper on the issue. He also mentioned that the board will need to review the reserve study and Forensic report when they have been completed and this will help in the budgeting process for 2022. Don recommended that we consider monthly billing for 2022 to be able to better track income and expenses and to have more continuity with payments from homeowners. The concept was put on hold due to the wording in the governing documents on the issue.

3. **COMMITTEES:**

Landscaping: Vic Goodman gave an update and explained that a couple of sprinkler heads were repaired/replaced and that the system is expected to be shut down by the end of the month. There was a question of whether or not the backflow valve check has been done and Vic offered to contact the landscaper on this to verify.

Maintenance:

Rose City Paving Project Completed / Feedback:

There was general discussion of the repair and sealcoat work that was just completed. The feedback was very positive concerning the work process and the final result.

River City Environmental / Emergency Road Preparation Proposal:

There was discussion of the proposal that had been provided. The majority felt that this was something that should be set up and to move forward with an annual cost of approximately \$600 plus the hourly if and when trucks and equipment are needed in stormy weather.

Motion: There was a motion passed for Linda Adlard to contact the contractor to pin down the final details of the contract and forward a copy to the board.

Chimney Work (62) :

There was discussion of the necessary chimney work related to prior leaking to be addressed with the home of 62.

Motion: There was a motion passed to reimburse the homeowner for the amount of the lower estimate as he is choosing the more expensive proposal on his own. The reimbursement is to be after the work is completed.

4. OLD & NEW BUSINESS:

Bernie Kelly volunteered to follow up with work that will need to be done with the steps at #86 and the also the need for additional striping to be done for improved access for emergency vehicles.

Linda Adlard mentioned that there is going to be a small additional cost expected around \$500 or so related to extra painting needed under the eaves of #80.

Molly Divine briefly mentioned that the email list is up to date and there is no movement at this point on setting up a neighborhood watch.

Tim Benintendi, property manager, suggested that the board approve of what should be emailed to owners concerning the insurance information regarding coverage provided from the new agent.

5. HOMEOWNER REQUESTS:

There were no additional homeowner requests at that time.

NEXT MEETING: Mon. Oct. 25, 2021, 6 PM (New start time)

ADJOURNMENT: 8:48 PM

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