

WHEATHERSTONE

BOARD MEETING

October 25, 2021

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair, Molly Divine, Secretary, Don Eastman, Treasurer, Vic Goodman, Landscape Chair, Bernie Kelly, Maintenance Chair. No other homeowners were in attendance for the meeting.

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1. **6:00 P.M. OPENING OF MEETING:**

Open Forum: There were no new issues from homeowners to discuss at the start of the meeting

Minutes: The minutes of the last meeting held on September 20, 2021 were provided prior to the meeting for acceptance.

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

2. **FINANCIAL REPORTING:**

Don Eastman, Treasurer reviewed a report that he had provided comparing the budgeted expenses with the actual amounts spent for each category through September of this year. There was also discussion of a homeowner with a large unpaid balance and the next legal steps to be taken. The majority opinion of the board was to follow the recommendations of the law firm involved for Wheatherstone.

3. **COMMITTEES:**

Landscaping: Vic Goodman reported that the major pruning was finished as of October 18th. The cost is expected to be around \$4,000. He also reported that the street lights between Tanglewood and Wheatherstone that need repair is not anything that the Tanglewood Condo group is willing to help with.

Maintenance: Bernie Kelly reported that the owner of 62 with necessary chimney work that had been done with more dryrot than expected but the total cost of the invoice was not increased. The owner had been previously approved for reimbursement of the lower estimated bid amount from the two estimates. The owner chose the contractor with the higher amount and was approved for reimbursement of the lower estimate amount. He has now asked if the reimbursement amount could be increased. The board consensus was that increasing the reimbursement was not what was agreed to and that there are not extra funds for this.

River City Environmental / Emergency Road Preparation: There was discussion of the need to sign the agreement in Docusign and Affinity is to email agreement to Linda Adlard for signing in Docusign.

Painting: There was discussion of the need to make a commitment for next year to the painting contractor that has done the work this year and last year at Weatherstone.

Motion: There was a motion passed to move forward with a commitment to the painter for next year to paint 4 to 5 homes that are next on the list and to make sure it is in their schedule for next summer.

Green Mailbox: There was discussion of a green mailbox that the HOA will have it spray painted black at some point to be consistent with the other black ones within Weatherstone.

Spot Gutter & Roof Cleaning (after all leaves have fallen):

There was general discussion of the expected need to do a partial gutter cleaning as necessary after the leaves have all fallen.

4. OLD & NEW BUSINESS:

Insurance Information for Homeowners:

There was discussion of the need to email homeowners the information from the agent as provided at the last board meeting. The property manager is to provide a cover letter to go with the insurance documents from the agent and Molly Divine is willing to distribute with the email list of homeowners.

5. HOMEOWNER REQUESTS:

Next Meeting: Monday, Nov. 15th 6 PM.

ADJOURNMENT: 7:37 PM

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