

WHEATHERSTONE

BOARD MEETING

June 29, 2022

MINUTES

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard-Chair, Don Eastman-Treasurer, Molly Divine-Secretary, Bernie Kelly-Maintenance, Vic Goodman—Landscape Chair.

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1. **6:03 P.M. OPENING OF MEETING:**

Open Forum: There was a brief time of discussion with homeowner David Bussman who had also joined the meeting.

Minutes: The minutes of the last meeting held on May 23rd 2022 (annual business meeting) had been previously provided by email.

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

Drainage Issues (68): There was a time of discussion with David Bussman concerning the drainage issues associated with the closed in patio area of his unit. He discussed a proposal to run a new line which would cost \$4,000 to \$5,000. He also explained another option of rerouting a drain line from the roof to the front of the building and out to the street at a cost of only \$476.

Motion: There was a motion passed to reimburse for half the cost of the lower option of \$476 with \$238 to be reimbursed by Wheatherstone.

David Bussman also asked about the front fencing between units. The Board explained that the fencing is considered a shared ownership between owners and not the responsibility of Wheatherstone for repairs.

2. **FINANCIAL REPORTING:** Don Eastman, Treasurer provided a screenshare overview of the budget comparison through last month with a time of questions and answers. There was mention that in general the actual expenses are tracking well with the budgeted amounts. It was also mentioned that there are two homeowner delinquencies that are being pursued. Don also asked Tim Benintendi to follow up right away with updating the Secretary of State Filing for Wheatherstone with the current board officers listed correctly.

3. **COMMITTEES:**

Landscaping: Vic Goodman explained that new plants are being put in a few locations and that clean up has been done between the walkway areas of 32 & 34. There was also some easement clean up as well. He also mentioned that the sprinkler times for watering are being adjusted as needed.

Tree Pruning: There was also discussion of tree limbs to be pruned hanging over roof lines. With the areas that are the responsibility of individual homeowners another email is to go out. The email is to explain the process and the need for owners to pay for their area.

Maintenance: There was brief discussion of some of the path lights not working due to a failed photo cell sensor. This is something that is being followed up on for repair.

4. OLD & NEW BUSINESS:

Social Get Together: Molly Divine mentioned that the recent social get together was held with a minimal cost of only \$133 for the food and was a good opportunity to get acquainted with neighbors. Linda Adlard suggested holding this kind of get together again some time later in the summer and thanked Molly for her time putting the event together.

Vehicle: There was also discussion of a blue Ford Ranger truck that has not moved in months. There was consensus for the property manager to issue a notice the owner. The notice is so ask the owner to move the vehicle away by July 15th or to have it in operating condition to be used and moved regularly like all other vehicles.

5. HOMEOWNER REQUESTS:

Paint Color Approval (94): Board members are in approval but Linda Adlard has not reviewed yet.

Motion: There was a motion passed to approve of the paint color request with Linda Adlard to follow up with the owner directly.

Next Meeting: Monday, July 25th 6 PM.

Adjourn to Executive Session: 6:48 PM

Executive Session: 6:48 to 7:18 PM

Reconvene & Adjournment: 7:18 PM

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