

# ***WHEATHERSTONE***

## **BOARD MEETING**

September 28, 2020

# **MINUTES**

Meeting Location: Videoconference (Zoom)

Board Members Present: Linda Adlard, Chair. Lorelle Goodman, Secretary. Eleanor Kurtus, Treasurer. Darin Dooley, Director. Pg. 1 of 2

1. **7:00 P.M. OPENING OF MEETING:**  
**Insurance Agent:** The meeting opened up with a time of questions and answers with the HOA insurance agent. There was a general review of policy limits to make sure that there is adequate coverage.  
  
**Motion:** There was a motion passed to accept the minutes of the last board meeting of August 24th and September 12<sup>th</sup>, 2020 provided for acceptance.
2. **FINANCIAL REPORTING:** Eleanor Kurtus gave an overview of the HOA finances, account balances and the need to consider the budget draft for 2021 at the next board meeting. There was also mention that there is only one homeowner that is more than 60 days beyond the current quarterly dues amount.
3. **COMMITTEES:**  
**Landscaping:**  
**Darin Dooley gave an update on a couple of issues:** There was discussion of a proposal from Treecare Unlimited for pruning of 4 trees and stump grinding.  
**Motion:** There was a motion passed to proceed with the proposal from Treecare Unlimited.  
**Sprinkler Repairs:** There was discussion of the need to follow up with possibly extending the sprinkler line from 16 to 18 and a line repair on the sprinkler system at #76?  
  
**MAINTENANCE:**
  - a. **Painting Completed:** Linda Adlard gave an update of the painting with units 10, 42, 62 and 88. It was reported that the homeowners were very satisfied and Linda suggested that we move forward with the same contractor next year.
  - b. **Sidewalk (8,10):** Linda gave an update that the homeowner was offered half payment for the sidewalk work but they have put it on hold for now. The issue is primarily a cosmetic concern.
  - c. **Water Remediation & Restoration (28, 60):** There was discussion of the work completed on unit 28 and the exterior work is still under consideration. There was discussion of the proposals for restoration of unit 60.  
**Motion:** There was a motion passed to proceed with Istina Construction for the necessary restoration work on unit 60 to be done.

**MAINTENANCE:** (continued from page one)

- d. **Pest Control (72):** Linda Adlard gave an update on the strong rodent smell issues in unit 72. There were no rodents found in the duct work with the cleaning that the homeowner had done with a professional. It was suggested that “Critter Control” is best equipped for closing up any openings with foundation vents.  
**Motion:** There was a motion passed to reimburse the owner of #72 in the amount of \$475 for the professional work that she had done.
- e. **Railing:** There was brief discussion of a stair railing to be installed and to get an estimate for the three other locations, across from 22, in front of 94 and next to 60.
- f. **Wasps:** There was discussion of wasps that had built a nest into the siding of #94 recently and also in the siding of unit 66 quite some time ago.  
**Motion:** There was a motion passed to reimburse the owner of unit 94 for the cost of \$249 and to also reimburse the owner of unit 66 for a reasonable cost yet to be determined.
- g. **Eaves:** There was brief discussion of the roof line eaves that have some bird block openings that need to be closed up where rodents can possibly get into attics. The property manager agreed to email Lorelle Goodman the contact information for a roofer that could address this issue and she offered to meet with them and point out the areas.
- h. **Foundations:** There was an update from Lorelle on some of the units with foundation issues and she is working on meeting with contractors and getting estimates.

- 4. **OLD & NEW BUSINESS:**  
Rental Cap Amendment—Issue is tabled for the time being.

- 5. **HOMEOWNER REQUESTS:**  
There were no new homeowner issues discussed and the next meeting is to be held by teleconference on Monday, October 26<sup>th</sup>, 7 PM.

**ADJOURNMENT:** 8:47 PM

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